5 AC SQ IN NE COR OF SE1/4 OF NE
550-77, 754-2234, 769-1017, QC 1

MCCLENAGHAN MARIAN
2124 SW MAYO RD
LAKE CITY, FL 32024

2027

01-4S-15-00319-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

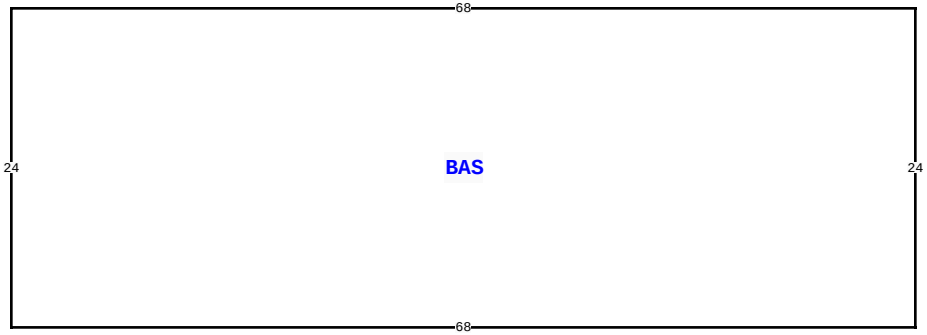
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	34,899
TOTALS	1,632			1,632	34,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,632	89.1000	53.46	87,247	2002	2002	0	0	0	60.00	40.00

3 MOBILE HME 100% - 1998 Heated Area: 1632 HX Base Yr 1998



2124 SW MAYO RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,899
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		85,699
SOH/AGL Deduction		25,379
ASSESSED VALUE		60,320
TOTAL EXEMPTION VALUE	HX HB WX SX	60,320
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		85,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,699

XFOB:1:1: CONCORD MH

SALE:1:1: PERSONAL REP DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32015	M H	0	06/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/0624	2/03/2004	QC	Q	I	03	100
GRANTOR: MELANIE EDWARDS						
GRANTEE: MCCLENAGHAN						
0769/1017	12/30/1992	PR	U	V	11	20,000
GRANTOR: MURRAY ESTATE						
GRANTEE: MCCLENAGHAN-EDWARDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S24 E68 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.70	12,000.00	8,400.00	42,000							

REVIEW DATE 08/10/2023 BY JB Total Acres: 5.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS