

COMM NW COR OF SEC, RUN E 188 FT FOR POB, RUN E 285.97 FT TO W R/ S 39 DEG W 77.84 FT TO A PT ON A

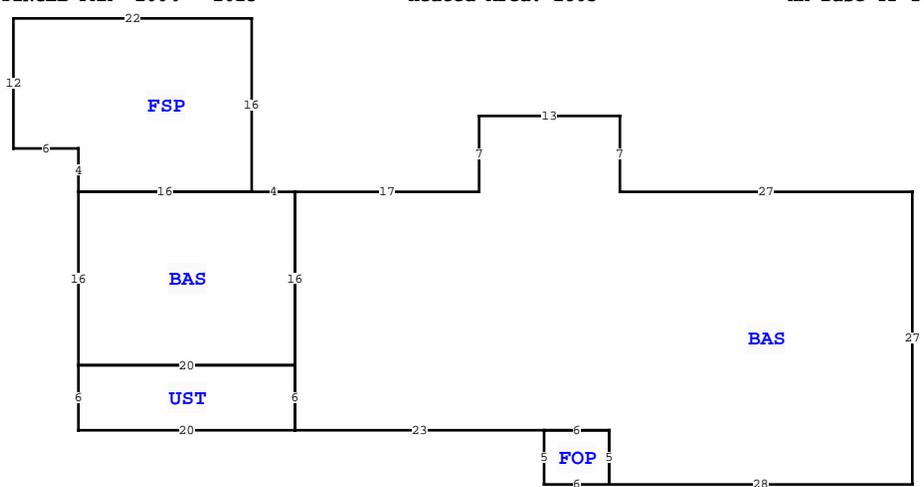
MCKINLEY BETTY J/MCKINLEY KEON J
138 SW VILLAGE WAY
LAKE CITY, FL 32024

2026

03-4S-16-02736-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
Heated Area: 1805						HX Base Yr 2025					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	27,716
BAS	1,485	100		1,485	128,619
FOP	30	30		9	779
FSP	328	40		131	11,346
UST	120	45		54	4,677
TOTALS	2,283			1,999	173,139

138 SW VILLAGE WAY, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

EXTRA FEATURES																
L N	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	0166	CONC, PAVMT	0	100	15	40	1.00	UT	0.00	100	0	0	3	100	288	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	100	1997	1997	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0070	CARPOR UF	0	100	18	20	360.00	UT	3.00	50	1993	1993	3	50	540	
5	0070	CARPOR UF	0	100	20	22	440.00	UT	3.00	60	1993	1993	3	60	792	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1993	1993	3	100	1,200	
7	0060	CARPOR F	0	100	0	0	1.00	UT	6,500.00	100	2026	2025		100	6,500	

TOTAL OB/XF 12,620

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
2	0000	C	VAC RES	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							
3	0000	C	VAC RES	100		00	0.00	0.00	0.50	AC		1.00	1.00	0.50	18,000.00	9,000.00	4,500							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		173,139			
TOTAL MARKET OB/XF VALUE		12,620			
TOTAL LAND VALUE - MARKET		31,500			
TOTAL MARKET VALUE		217,259			
SOH/AGL Deduction		20,529			
ASSESSED VALUE		196,730			
TOTAL EXEMPTION VALUE		HX HB VX 56,411			
BASE TAXABLE VALUE		140,319			
TOTAL JUST VALUE		217,259			
NCON VALUE		6,500			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		207,718			
SALE:6:1: HOUSE AND 2 ACRES					
SALE:5:1: MOM & DAD REPOSS FROM SON					
SALE:3:1: 2 ACRES & HOUSE					
XFOB:2:1: VOGUE MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000052746	Storage Building	10,000	03/28/2025		
000052322	Right-of-Way Acce		02/13/2025		
000049780	Electrical Servic	0	05/10/2024		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/271	4/19/2024	WD Q	Q	I	01	315,000
GRANTOR: MCLENDON DONALD CLAY						
GRANTEE: MCKINLEY BETTY J						
0834/2071	2/10/1997	WD Q	Q	I		63,000
GRANTOR: UPSHAW						
GRANTEE: MCLENDON, HOYT, EDI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W27 N7 W13 S7 W17 BAS= W4 FSP= N16 W22 S12 E6 S4 E16\$ W16 S16 E20 N16\$ S16 UST= W20S6 E20 N6\$ S6 E23 FOP= S5 E6 N5 W6\$ E6 S5 E28N27\$.