

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

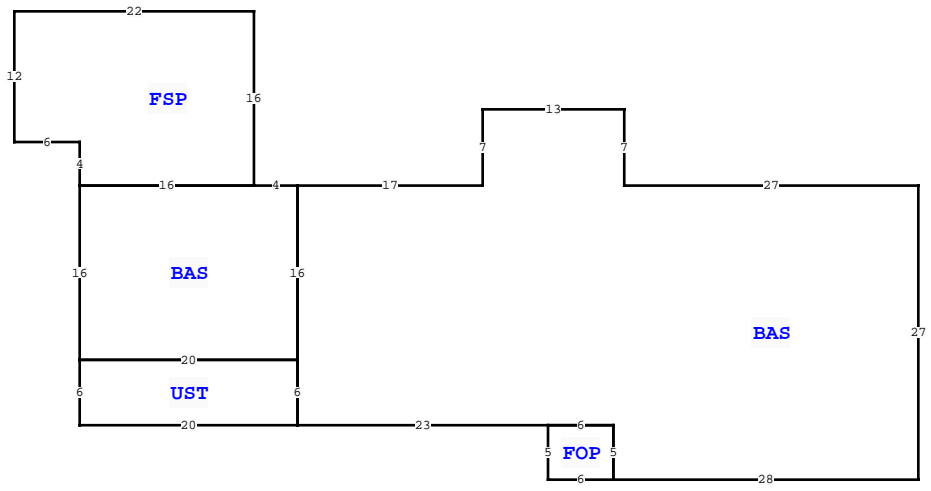
MCKINLEY BETTY J/MCKINLEY KEON J
138 SW VILLAGE WAY
LAKE CITY, FL 32024

2026

03-4S-16-02736-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	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	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	320	100	
BAS	1,485	100	
FOP	30	30	
FSP	328	40	
UST	120	45	
TOTALS	2,283		1,999

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



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		170,098				
TOTAL MARKET OB/XF VALUE		12,620				
TOTAL LAND VALUE - MARKET		31,500				
TOTAL MARKET VALUE		214,218				
SOH/AGL Deduction		17,488				
ASSESSED VALUE		196,730				
TOTAL EXEMPTION VALUE		HX HB VX 56,411				
BASE TAXABLE VALUE		140,319				
TOTAL JUST VALUE		214,218				
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\$.						

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	
TOTALS															12,620	

LAND DESCRIPTION															TOTAL OB/XF									
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							