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

2027

03-4S-16-02736-000

BUILDING CHARACTERISTICS

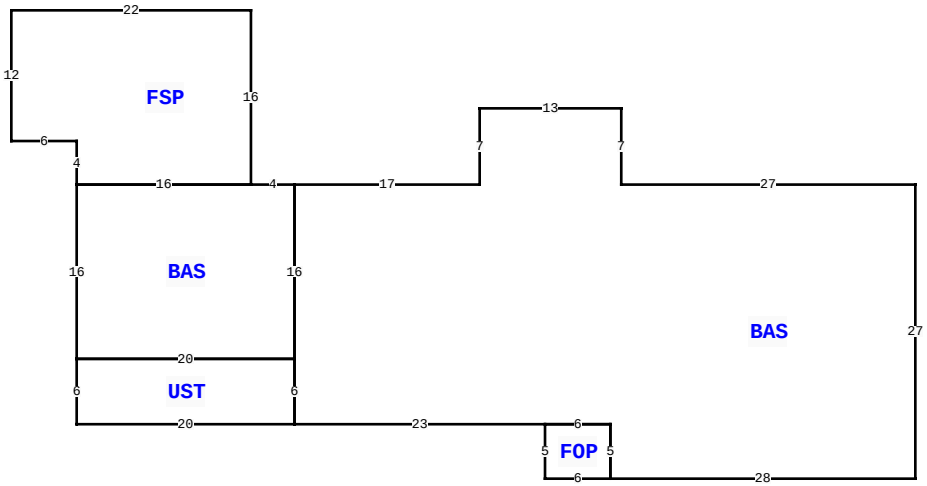
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	26,742
BAS	1,485	100		1,485	124,102
FOP	30	30		9	752
FSP	328	40		131	10,948
UST	120	45		54	4,513
TOTALS	2,283			1,999	167,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	116.8850	128.57	257,011	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1805 HX Base Yr 2025



138 SW VILLAGE WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,057
TOTAL MARKET OB/XF VALUE	12,620
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	211,177
SOH/AGL Deduction	8,545
ASSESSED VALUE	202,632
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	146,221
TOTAL JUST VALUE	211,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,218

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	I	01	315,000
GRANTOR: MCLENDON DONALD CLAY						
GRANTEE: MCKINLEY BETTY J						
0834/2071	2/10/1997	WD	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

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

LAND DESCRIPTION

TOTAL OB/XF 12,620

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	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							

REVIEW DATE 09/10/2025 BY JB Total Acres: 2.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/16/2026 BY SYS