LOT 6 MARION PLACE S/D BLOCK A P
1004-1424, WD 1212-73, WD 1220-1

MCCLELLAN PATRICIA L REVOCABLE TRUST DATED MAY 14,
1824 SW PALOMA CT
LAKE CITY, FL 32025

2027

05-4S-17-07610-306

BUILDING CHARACTERISTICS

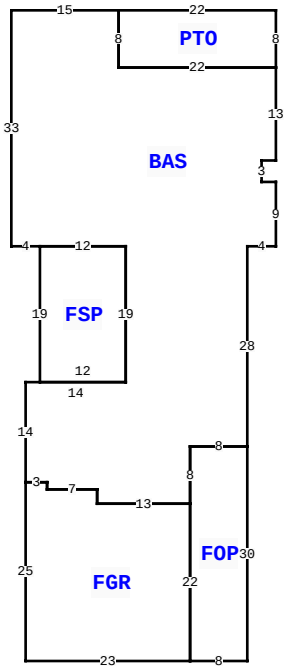
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	189,963
FGR	529	55		291	30,676
FOP	240	30		72	7,590
FSP	228	40		91	9,593
PTO	176	5		9	949
TOTALS	2,975			2,265	238,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,265	121.3096	133.44	302,242	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 50% - 2015 Heated Area: 1802 HX Base Yr 2015



1824 SW PALOMA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	238,771
TOTAL MARKET OB/XF VALUE	2,872
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	260,143
SOH/AGL Deduction	36,706
ASSESSED VALUE	223,437
TOTAL EXEMPTION VALUE	HA HAB 51,411
BASE TAXABLE VALUE	172,026
TOTAL JUST VALUE	260,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2864	SFR	401	01/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1114	9/10/2026	WD	Q	I	01	300,000
GRANTOR: SIEG-SMITH SANDRA J						
GRANTEE: MCCLELLAN PATRICIA						
1409/0275	3/31/2020	WD	U	I	11	100
GRANTOR: GARY L MERFELD (LE)						
GRANTEE: JOHN WELSLEY TIDRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S33 E4 FSP= S19 E12 N19 W12$ E12 S19 W14 S14 FGR= S25 E23 N22 W13 N2 W7 N1 W3$ E3 S1 E7 S2 E13 FOP= S22 E8 N30 W8 S8$ N8 E8 N28 E4 N9 W2 N3 E2 N13 PTO= N8 W22 S8 E22$ W22 N8$.

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	0180	FPLC 1STRY	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	50	0	0	436.00	UT	2.00	2.00	100	2004	2004	3	100	872	

LAND DESCRIPTION

TOTAL OB/XF 2,872

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	50			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/30/2016 BY DF Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS