E1/2 OF THE SW1/4.

427-102, 611-254 THRU 259, 632-1

MCCALL WILLIAM K/MCCALL PATRICIA A
237 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2026

06-5S-16-03482-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2804 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	440,000
TOTAL MARKET VALUE	31,350
SOH/AGL Deduction	1,321
ASSESSED VALUE	30,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,029
TOTAL JUST VALUE	444,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/1951	3/30/2012	WD	Q	V	01	18,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: WILLIAM K & PATRICI						
1179/2002	8/25/2009	WD	Q	V	04	268,300
GRANTOR: MARGARETT ANN LEVINGS						
GRANTEE: WILLIAM K & PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	50.00	AC		1.00	1.00	1.00	280.00	280.00	14,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	445.00	445.00	13,350							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	440,000							

REVIEW DATE 08/12/2019 BY BC Total Acres: 80.00 Total Land Value: 27,350 Market: 440,000 Agricultural: 27,350 Common: 0 PRINTED 06/22/2026 BY SYS