LOT 26 COUNTRY VILLAGE S/D.
476-101, 703-397, 743-194, 870-1

MCGHGHY CARL D/MCGHGHY LAURA A
167 SW BLAINE CT
LAKE CITY, FL 32025

2027

07-4S-17-08120-026

BUILDING CHARACTERISTICS

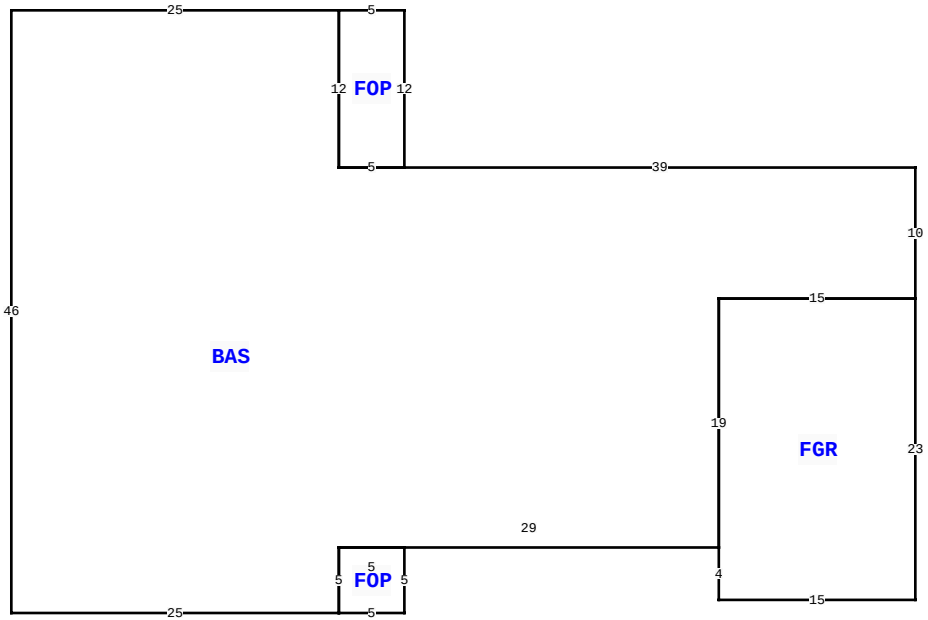
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		7417.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,141	100		2,141	206,916
FGR	345	55		190	18,362
FOP	25	30		8	773
FOP	60	30		18	1,740
TOTALS	2,571			2,357	227,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,357	120.3576	132.39	312,043	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 50% - 2004 Heated Area: 2141 HX Base Yr 2004



167 SW BLAINE CT, LAKE CITY

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

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	50	0	0	626.00	UT	1.50	1.50	100	1998	1998	3	100	939	
2	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		227,791
TOTAL MARKET OB/XF VALUE		1,739
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		248,030
SOH/AGL Deduction		43,181
ASSESSED VALUE		204,849
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		153,438
TOTAL JUST VALUE		248,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13224	SFR	320	10/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1472	4/18/2023	QC	P	I	98	100
GRANTOR: MCGHGHY CARL						
GRANTEE: MCGHGHY CARL D						
1000/1172	11/20/2003	WD	Q	I		120,000
GRANTOR: MHATRE IRREV FAM TRUS						
GRANTEE: CARL & LAURA MCGHGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S46 E25 FOP= E5 N5 W5 S5$ N5 E29 FGR= S4 E15 N23W15 S19$ N19 E15 N10 W39 FOP= N12 W5 S12 E5$ W5 N12$.

LAND DESCRIPTION

TOTAL OB/XF 1,739

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/29/2017 BY DF Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS