

THE S 30 FT OF SE1/4 OF NW1/4 EX  
 FT & THE N 30 FT OF NE1/4 OF SW1  
 652.06 FT BEING PART OF WOODHAVE

MCCLAIN JOHN R  
 220 SE KLONDIKE PL  
 LAKE CITY, FL 32025

2026

09-4S-17-08301-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 11 TOTAL MARKET VALUE 11 SOH/AGL Deduction 1 ASSESSED VALUE 10 TOTAL EXEMPTION VALUE 13 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 11 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11																	
DOR CODE		9400 RIGHTS-OF-WAY																		PERMIT NUM DESCRIPTION AMT ISSUED 9272 M H 125 01/20/1995 7391 SFR 53,000 07/20/1993																	
MAP NUM		9417.00		MKT AREA						06												SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1368/0082 7/31/2018 LE U V 14 100 GRANTOR: JOHN RANDALL MCCLAIN GRANTEE: JOHN RANDALL MCCLAI 0901/2116 3/21/2000 WD Q V 01 0 GRANTOR: FREDERICK & ELIZABETH GRANTEE: JOHN & GINGER MCCLA															
NEIGHBORHOOD/LOC		9417.00		1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																				BLD DATE		LGL DATE		06/23/2021		MLU											
EXTRA FEATURES																				XF DATE		LAND DATE															
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																					
																	TOTAL OB/XF				0																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	9400	C	RIGHTOFWAY	100		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	10.00	10.00	11																				
REVIEW DATE 06/23/2021 BY MLU Total Acres: 1.06 Total Land Value: 11 Market: 0 Agricultural: 0 Common: 11 PRINTED 06/12/2026 BY SYS																																					