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**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9400 | RIGHTS-OF-WAY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 9417.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### 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 | 10 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 11 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 11 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9272 | M H | 125 | 01/20/1995 |
| 7391 | SFR | 53,000 | 07/20/1993 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | 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 | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/23/2021 MLU |
| INC DATE | | AG DATE | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 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 03/27/2026 BY SYS