

COMM NW COR OF NE1/4 OF SW1/4,
S 30.02 FT TO S LINE OF THE N
30 FT OF SAID NE1/4 OF SW1/4 &

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

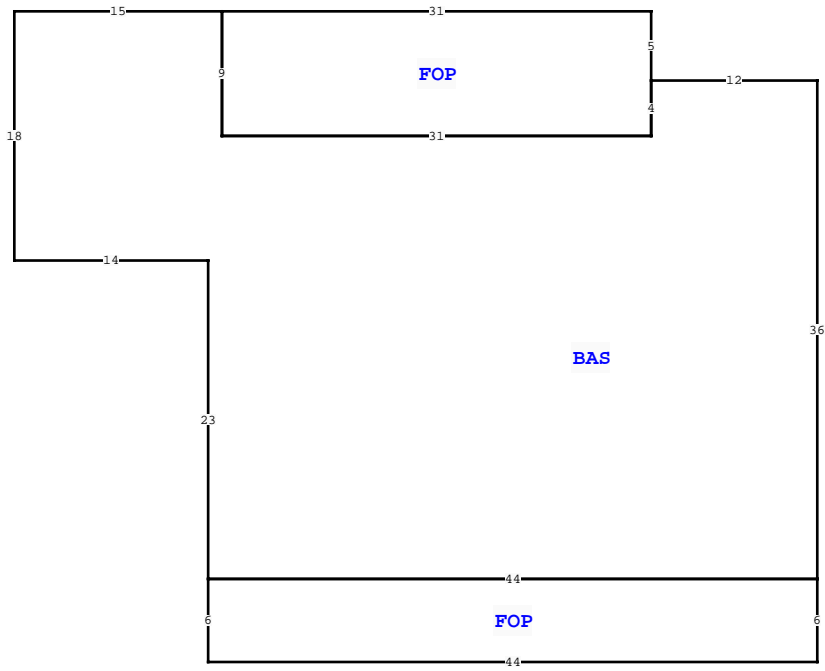
2026

09-4S-17-08301-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
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
Architctual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,717	100	
FOP	264	30	
FOP	279	30	
TOTALS	2,260		
		1,880	225,298

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
					Heated Area: 1717						
						HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			225,298
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			75,600
TOTAL MARKET VALUE			231,813
SOH/AGL Deduction			75,465
ASSESSED VALUE			156,348
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			104,937
TOTAL JUST VALUE			300,898
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34923	SFR	861	02/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/0912	11/22/2016	WD	U	V	11	100

GRANTOR: JOHN R MCCLAIN
GRANTEE: JOHN R MCCLAIN III

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/09/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W12 FOP= N5 W31 S9 E31 N4\$ S4 W31 N9 W15 S18 E14 S23 FOP= S6 E44 N6 W44\$ E44 N36\$.														

EXTRA FEATURES																
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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.95	AC		1.00	1.00	1.00	281.00	281.00	2,515							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.95	AC		1.00	1.00	1.00	8,000.00	8,000.00	71,600							
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							