SE1/4 OF SW1/4 EX E 300 FT & EX OF W 972.09 FT. ALSO NE1/4 PF SW 30 FT & EX E 528.02 FT & EX BEG

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

2027

09-4S-17-08301-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		107,340
TOTAL MARKET VALUE		8,122
SOH/AGL Deduction		0
ASSESSED VALUE		8,122
TOTAL EXEMPTION VALUE	13	8,122
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		107,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,340

LAND:4:1: THIS IS OVERFLOW LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/0085	7/31/2018	LE	U	V	14	100
GRANTOR: JOHN RANDALL MCCLAIN						
GRANTEE: JOHN RANDALL MCCLAI						
0889/2607	10/08/1999	WD	Q	V		20,000
GRANTOR: PERRY						
GRANTEE: MCCLAIN						

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	5700	A	TIMBER 4	0		A-1	0.00	0.00	35.78	AC		1.00	1.00	1.00	227.00	227.00	8,122							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	35.78	AC		1.00	1.00	0.60	5,000.00	3,000.00	107,340							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 35.78 Total Land Value: 8,122 Market: 107,340 Agricultural: 8,122 Common: 0 PRINTED 11/17/2026 BY SYS