SW1/4 OF SW1/4 OF NW1/4.

420-516, DC 1327-2447, DC 1560-1

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

2027

09-4S-17-08301-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 06

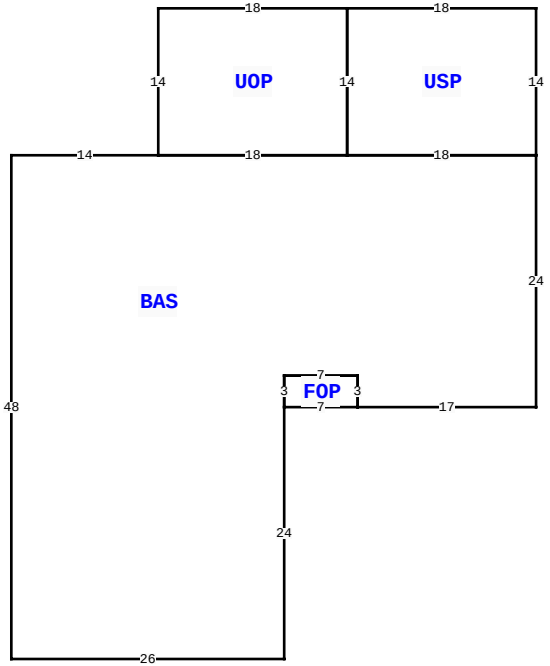
NEIGHBORHOOD/LOC 9417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100		1,803	123,172
FOP	21	30		6	410
UOP	252	20		50	3,416
USP	252	35		88	6,012
TOTALS	2,328			1,947	133,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,947	95.5500	105.10	204,630	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1803 HX Base Yr



222 SE KLONDIKE PL, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
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	0294	SHED WOOD/	0	0	23	37	1.00	UT	0.00	0.00	100	0	0	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,010
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	36,350
TOTAL MARKET VALUE	140,124
SOH/AGL Deduction	0
ASSESSED VALUE	140,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,124
TOTAL JUST VALUE	169,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S48 E26 N24 FOP= E7 N3 W7 S3$ N3 E7 S3 E17 N24 USP= N14 W18 S14 E18$ W18 UOP= N14 W18 S14 E18$ W18$.

LAND DESCRIPTION

TOTAL OB/XF 500

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	9630	C	SWAMP	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	0.90	280.00	252.00	1,764							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	31,500							

REVIEW DATE 04/11/2017 BY BC Total Acres: 10.00 Total Land Value: 6,614 Market: 31,500 Agricultural: 1,764 Common: 4,850 PRINTED 11/17/2026 BY SYS