



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	2026
TOTALS	1,560		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	100%	-	2026							Heated Area: 1560 HX Base Yr 2026	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>													
TOTALS	1,560		1,560		171,027								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			171,027
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			14,925
TOTAL MARKET VALUE			188,952
SOH/AGL Deduction			0
ASSESSED VALUE			188,952
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			137,541
TOTAL JUST VALUE			188,952
NCON VALUE			174,027
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			14,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53005	Mobile Home		05/03/2025
000053005	Mobile Home		05/03/2025
000052981	Right-of-Way Acce		04/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1461	11/01/2024	WD	U	V	11	100
GRANTOR: MCCLAIN JOHN RANDALL						
GRANTEE: MCCLAIN JOHN R IV						
1368/0081	7/31/2018	LE	U	V	14	100
GRANTOR: JOHN RANDALL MCCLAIN						
GRANTEE: JOHN RANDALL MCCLAI						

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
1	9947	Septic	0	100	0	0			3,000.00	100	2026	2025		100	3,000	

223 SE KLONDIKE PL, LAKE CITY

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=9,13] E52 S30 W52 N30 \$													

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	2.00	AC		1.00	1.00	0.80	9,000.00	7,200.00	14,400							
2	9630	C	SWAMP	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	175.00	175.00	525							