S1/2 OF SE1/4 OF SW1/4 OF NW1/4.
434-76, 644-498, 699-71, 760-865

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

2027

09-4S-17-08301-017

BUILDING CHARACTERISTICS

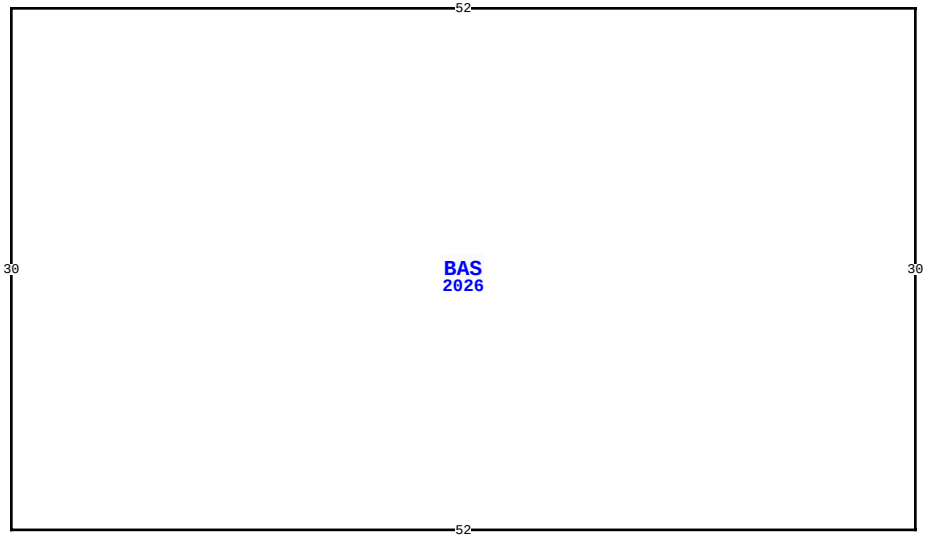
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2026	1,560	165,844
TOTALS	1,560			1,560	165,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,560	113.0000	108.48	169,229	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 100% - 2026 Heated Area: 1560 HX Base Yr 2026



223 SE KLONDIKE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,844
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		14,925
TOTAL MARKET VALUE		183,769
SOH/AGL Deduction		0
ASSESSED VALUE		183,769
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,358
TOTAL JUST VALUE		183,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,497

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	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							

REVIEW DATE 05/05/2026 BY robin Total Acres: 5.00 Total Land Value: 14,925 Market: 0 Agricultural: 0 Common: 14,925 PRINTED 11/17/2026 BY SYS