LOT 5 BLOCK F PARNELL HILLS UNIT
LE 1541-2740,

MCKIRE ALMA
300 NW JAN CT
LAKE CITY, FL 32055

2027

10-3S-16-02058-038

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 03

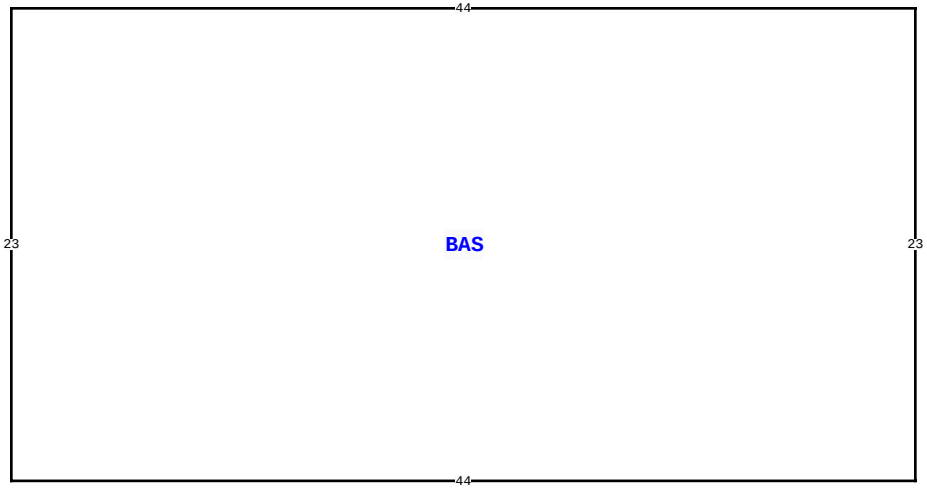
NEIGHBORHOOD/LOC 10316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	24,506
TOTALS	1,012			1,012	24,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,012	100.9000	60.54	61,266	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1012 HX Base Yr



300 NW JAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		24,506
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		15,922
TOTAL MARKET VALUE		48,128
SOH/AGL Deduction		23,693
ASSESSED VALUE		24,435
TOTAL EXEMPTION VALUE	HX HB WX	24,435
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2740	6/06/2025	LE	U	I	14	100

GRANTOR: MCKIRE ALMA (ENH LE)

GRANTEE: MCKIRE SAMUEL (RMDR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S23 E44 N23$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0102	C	SFR/MH	100		RSF/MH	75.00	201.00	0.93	AC		1.00	1.00	1.07	16,000.00	17,120.00	15,922							

REVIEW DATE 02/15/2023 BY KS Total Acres: 0.93 Total Land Value: 15,922 Market: 0 Agricultural: 0 Common: 15,922 PRINTED 11/17/2026 BY SYS