

COMM SE COR OF NW1/4, RUN N 39.8  
LINE OF TROY RD, N 700 FT FOR PO  
FT, W 453.43 FT, S 605.98 FT, E

MCKAIN SHANNON  
356 SW MCKAIN CT  
LAKE CITY, FL 32024

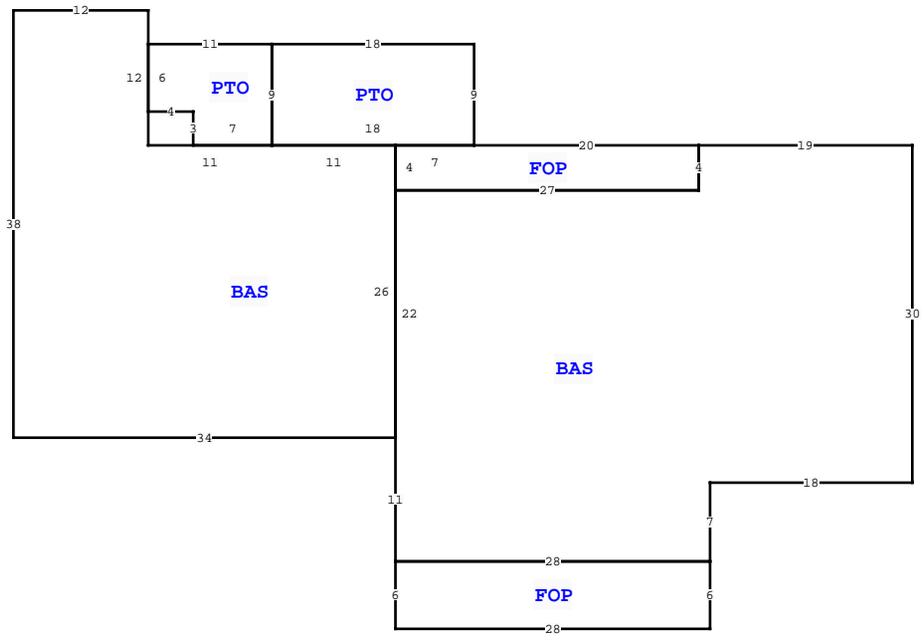
2026

10-4S-16-02850-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	31	VINYL SID	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
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
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	10416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,028	100	
BAS	1,468	100	
FOP	108	30	
FOP	168	30	
PTO	87	5	
PTO	162	5	
TOTALS	3,021		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,590	106.4090	119.18	308,676	1994	1994	0	0	34.10	65.90
1 SINGLE FAM 0% - 0 Heated Area: 2496 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		203,417	
TOTAL MARKET OB/XF VALUE		7,100	
TOTAL LAND VALUE - MARKET		56,790	
TOTAL MARKET VALUE		225,662	
SOH/AGL Deduction		0	
ASSESSED VALUE		225,662	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		225,662	
TOTAL JUST VALUE		267,307	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		270,703	
SALE:2:1: 7.50 ACRES - SALE TOO LOW FOR THIS AREA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10319	ADDN SFR	250	10/13/1995
8889	M H	100	08/28/1994
8536	SFR	27,000	06/27/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/0554	4/12/2018	TR	U	I	11	100
GRANTOR: PAUL C MCKAIN TRUSTEE						
GRANTEE: SHANNON MCKAIN						
1313/0504	3/10/2016	WD	U	I	30	100
GRANTOR: NORMA C MCKAIN (RESER						
GRANTEE: NORMA C MCKAIN AS T						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	10	20	UT	12.00	12.00	100	2007
2	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2007
3	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2018
4	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2019
5	0190	FPLC PF	0	0	0	0	UT	1,200.00	1,200.00	100	2019

TOTAL OB/XF											
7,100											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	SFR	0		A-1	0.00	0.00	1.00	AC		1.00
2	0200	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00
3	5500	TIMBER 2	0		A-1	0.00	0.00	1.81	AC		1.00
4	6200	PASTURE 3	0		A-1	0.00	0.00	3.00	AC		1.00
5	9910	MKT.VAL.AG	0		A-1	0.00	0.00	4.81	AC		1.00

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

BUILDING DIMENSIONS											
BAS= W11 PTO= N9 W11 S6 E4 S3 E7\$ W11 N12 W12 S38 E34 BAS= S11 FOP= S6 E28 N6 W28\$E28 N7 E18 N30 W19 FOP= W20 PTO= N9 W18 S9 E18\$ W7 S4 E27N4\$ S4 W27 S22\$ N26\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC	
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC	
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	1.81	AC	
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.00	AC	
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.81	AC	