COMM SE COR OF NW1/4, N 39.89 FT
OF TROY RD, N 1305.47 FOR POB, C
W 663.41 FT, S 438.59 FT, E 663.

RANDALL KIMBERLIE A
356 SW MCKAIN CT
LAKE CITY, FL 32024

2027

10-4S-16-02850-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

358 SW MCKAIN CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	59,940
TOTAL MARKET VALUE	14,719
SOH/AGL Deduction	0
ASSESSED VALUE	14,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,719
TOTAL JUST VALUE	63,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/0550	4/12/2018	TR	U	V	11	100

GRANTOR: PAUL C MCKAIN TRUSTEE

GRANTEE: KIMBERLIE A RANDALL

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.66	AC		1.00	1.00	1.00	445.00	445.00	2,519							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.66	AC		1.00	1.00	1.00	9,000.00	9,000.00	50,940							
3	9900	C	AC NON-AG	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 01/18/2024 BY KS Total Acres: 6.66 Total Land Value: 11,519 Market: 50,940 Agricultural: 2,519 Common: 9,000 PRINTED 11/17/2026 BY SYS