

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

2026

10-4S-16-02850-005


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 561 ASSESSED VALUE 14,158 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,158 TOTAL JUST VALUE 63,140 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 63,140																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1359/0550</td> <td>4/12/2018</td> <td>TR U</td> <td>V</td> <td>11</td> <td></td> <td>100</td> </tr> </tbody> </table> GRANTOR: PAUL C MCKAIN TRUSTEE GRANTEE: KIMBERLIE A RANDALL										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1359/0550	4/12/2018	TR U	V	11		100
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																					
1359/0550	4/12/2018	TR U	V	11		100																																					
																				BUILDING NOTES 																							
																				BUILDING DIMENSIONS 																							
TOTALS EXTRA FEATURES										358 SW MCKAIN CT, LAKE CITY BLD DATE XF DATE INC DATE										04/10/2025 MLU																							
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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200																												
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																												
LAND DESCRIPTION																	TOTAL OB/XF 3,200																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/13/2026 BY SYS																																											