COMM NW COR OF NE1/4 OF SW1/4,
RUN S 311.78 FT, E 704.86 FT
FOR POB, CONT E 210 FT, S 210

MCINALLY MICHAEL J JR
354 SE BEAR RUN ST
LAKE CITY, FL 32025

2027

12-4S-17-08332-063

BUILDING CHARACTERISTICS

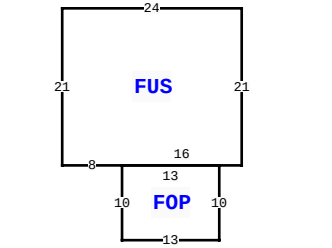
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	02	SHED 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.010	1.00/

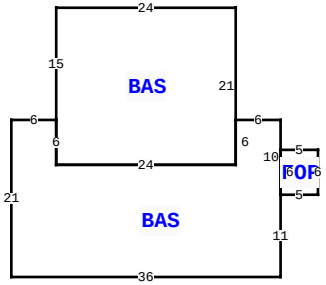
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	34,451
BAS	612	100		612	41,833
FOP	30	30		9	615
FOP	130	30		39	2,666
FUS	504	100		504	34,451
TOTALS	1,780			1,668	114,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	95.6044	105.16	175,407	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1620 HX Base Yr





354 SE BEAR RUN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,015
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	11,110
TOTAL MARKET VALUE	130,125
SOH/AGL Deduction	0
ASSESSED VALUE	130,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,125
TOTAL JUST VALUE	130,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0320	2/21/2019	WD	U	I	11	0
GRANTOR: RACHEL M MCINALLY						
GRANTEE: MICHAEL MCINALLY J						
1265/0509	11/18/2013	QC	U	I	11	100
GRANTOR: RACHEL M MCINALLY						
GRANTEE: MICHAEL MCINALLY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S15 BAS= W6 S21 E36N11 FOP= E5 N6 W5 S6$ N10 W6 S6 W24 N6$ S6 E24 N21$ PTR= N30 FUS= N21 W24 S21 E8 FOP= S10 E13 N10 W13$ E16$ S30$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,800	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0100	C	SFR	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							

REVIEW DATE 04/12/2017 BY BC Total Acres: 1.01 Total Land Value: 11,110 Market: 0 Agricultural: 0 Common: 11,110 PRINTED 11/17/2026 BY SYS