

COMM 134 FT N OF SE COR OF SW1/4  
 POB, RUN W 532.50 FT, N 312 FT,  
 20 FT, E 1216.94 FT TO E LINE OF

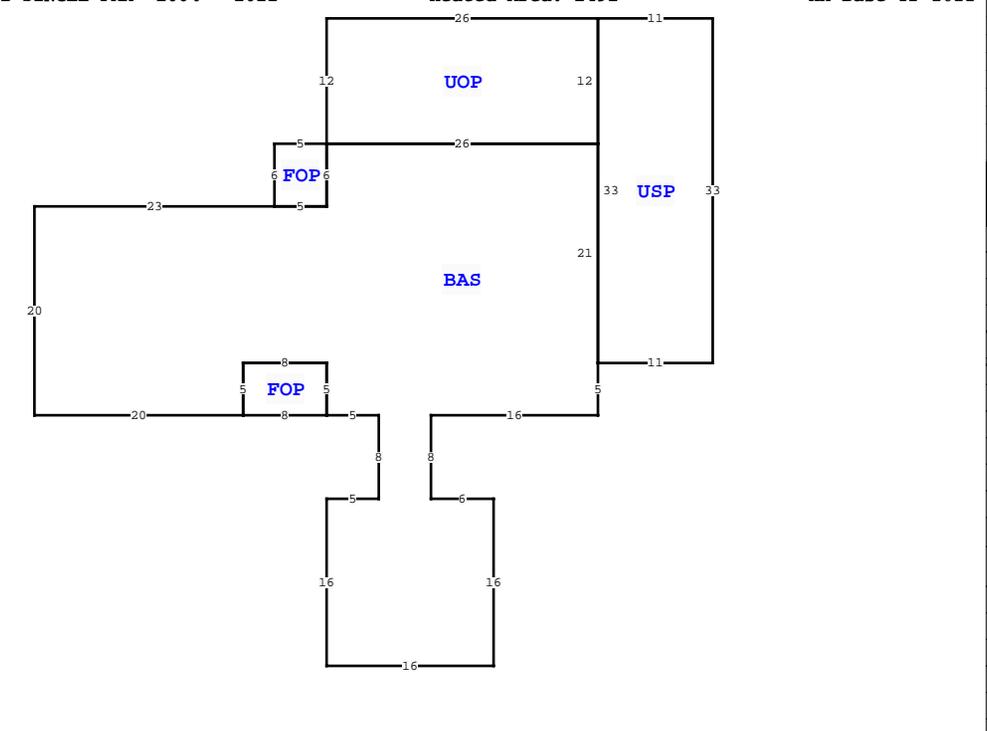
MCGARRY THOMAS PATRICK JR/MCGARRY PATRICIA ANN  
 455 SW KICKLIGHTER TERR  
 LAKE CITY, FL 32024

**2026**

13-4S-16-02953-005  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNPLK 50
Interior Floor	14 CARPET 30
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,702	123.5300	140.82	239,676	1974	2008	0	0	0	21.25	78.75



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	13416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100		1,492	165,456
FOP	30	30		9	998
FOP	40	30		12	1,331
UOP	312	20		62	6,876
USP	363	35		127	14,084
<b>TOTALS</b>	<b>2,237</b>			<b>1,702</b>	<b>188,745</b>

455 SW KICKLIGHTER TER, LAKE CITY

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

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
2	0020	BARN,FR	0	100	24	24		1.00	UT 5,000.00	5,000.00	100	1993	1993	3	100	5,000
3	0296	SHED METAL	0	100	10	12		120.00	UT 5.00	5.00	40	1993	1993	3	40	240
4	0252	LEAN-TO W/	0	100	14	24		336.00	UT 2.00	2.00	50	1993	1993	3	50	336
5	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	2009	2009	3	100	50
6	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2009	2009	3	100	200

TOTAL OB/XF 7,826

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		00	0.00	0.00	4.37	AC		1.00	1.00	1.00	9,000.00	9,000.00	39,330							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		188,745	
TOTAL MARKET OB/XF VALUE		7,826	
TOTAL LAND VALUE - MARKET		39,330	
TOTAL MARKET VALUE		235,901	
SOH/AGL Deduction		161,228	
ASSESSED VALUE		74,673	
TOTAL EXEMPTION VALUE		HX HB DX 54,673	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		235,901	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,534	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/833	9/23/2021	WD	Q	I	01	273,000
GRANTOR: BEACH LEE R						
GRANTEE: MCGARRY THOMAS PATR						
1140/2484	1/15/2008	WD	Q	I		184,900
GRANTOR: SHIRLEY THOMAS						
GRANTEE: LEE R BEACH						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 S20 E20 FOP= E8 N5 W8 S5\$ N5 E8 S5 E5 S8 W5 S16 E16 N16 W6 N8 E16 N5 USP= E11 N33 W11 S33\$ N21 UOP= N12 W26 S12 E26\$ W26 FOP= W5 S6 E5 N6\$ S6 W5\$.	