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

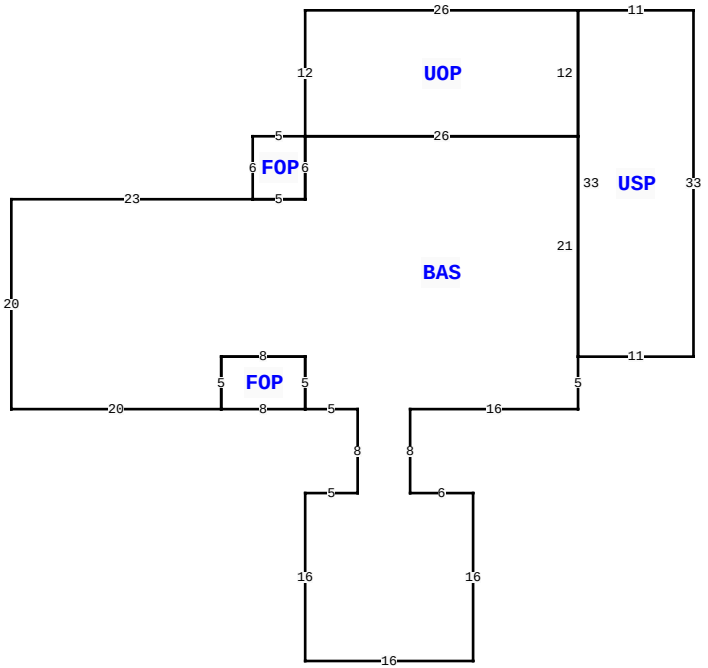
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 30
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	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	162,554
FOP	30	30		9	980
FOP	40	30		12	1,307
UOP	312	20		62	6,755
USP	363	35		127	13,836
TOTALS	2,237			1,702	185,434

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	138.35	235,472	1974	2008	0	0	0	21.25	78.75

1 SINGLE FAM 100% - 2022 Heated Area: 1492 HX Base Yr 2022



455 SW KICKLIGHTER TER, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		185,434
TOTAL MARKET OB/XF VALUE		7,826
TOTAL LAND VALUE - MARKET		39,330
TOTAL MARKET VALUE		232,590
SOH/AGL Deduction		157,917
ASSESSED VALUE		74,673
TOTAL EXEMPTION VALUE	HX HB DX	54,673
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		232,590
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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 7,826

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	100		00	0.00	0.00	4.37	AC		1.00	1.00	1.00	9,000.00	9,000.00	39,330							

REVIEW DATE 01/22/2025 BY KS Total Acres: 4.37 Total Land Value: 39,330 Market: 0 Agricultural: 0 Common: 39,330 PRINTED 06/22/2026 BY SYS