COMM NW COR OF SE1/4 OF NW1/4, R
473.5 FT TO CR-250, NW ALONG R/W
FT, W 273.50 FT, N 100 FT, W 200

MCKIRE FRANK (ESTATE)/MCKIRE SAMUEL A JR
300 NW JAN CT
LAKE CITY, FL 32055

2027

15-3S-16-02130-000

BUILDING CHARACTERISTICS

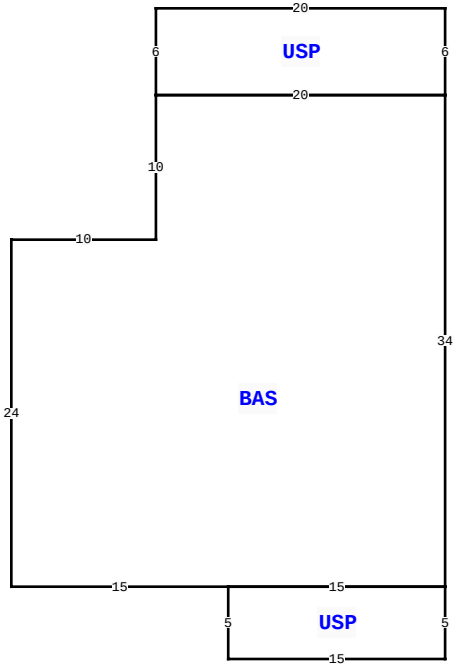
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	15316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	33,340
USP	75	35		26	942
USP	120	35		42	1,522
TOTALS	1,115			988	35,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	988	59.9040	65.89	65,099	1945	1945	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 920 HX Base Yr



4904 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	35,804
TOTAL MARKET OB/XF VALUE	160
TOTAL LAND VALUE - MARKET	25,740
TOTAL MARKET VALUE	61,704
SOH/AGL Deduction	0
ASSESSED VALUE	61,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,704
TOTAL JUST VALUE	61,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053720	Electrical Servic		07/31/2025
000051214	Electrical Servic	0	10/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/669	12/20/2025	QC	U	I	11	100
GRANTOR: MCKIRE SIMMIE						
GRANTEE: MCKIRE SAMUEL A JR						
1491/906	5/23/2023	LE	U	I	14	100
GRANTOR: MCKIRE SIMMIE (ENH LI						
GRANTEE: MCKIRE THOMAS JEFFE						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N6 W20 S6 E20$ BAS= W20S10 W10 S24 E15 USP= S5 E15 N5 W15$ E15 N34 $.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	40	0	0	3	40	160	

LAND DESCRIPTION

TOTAL OB/XF 160

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	1.43	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,740							

REVIEW DATE 08/05/2025 BY tommy Total Acres: 1.43 Total Land Value: 25,740 Market: 0 Agricultural: 0 Common: 25,740 PRINTED 11/17/2026 BY SYS