

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

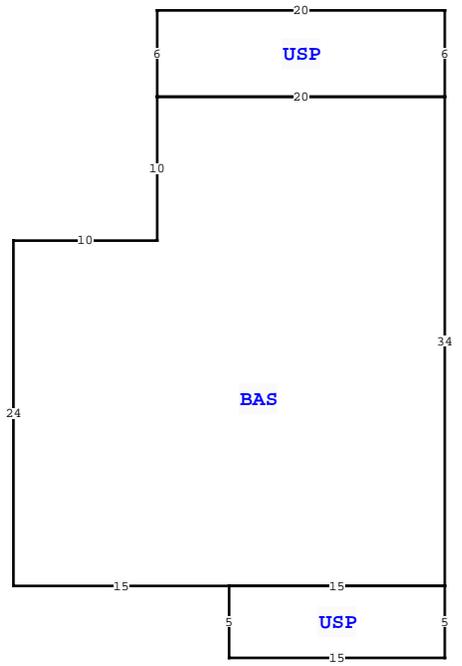
MCKIRE FRANK (ESTATE)/MCKIRE SAMUEL A JR
300 NW JAN CT
LAKE CITY, FL 32055

2026

15-3S-16-02130-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	920	100	
USP	75	35	
USP	120	35	
TOTALS	1,115		988

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	67.09	66,285	1945	1945		0	0	10	35.00	55.00
1 SINGLE FAM 0% - 2026 Heated Area: 920 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	36,457		
TOTAL MARKET OB/XF VALUE	160		
TOTAL LAND VALUE - MARKET	25,740		
TOTAL MARKET VALUE	62,357		
SOH/AGL Deduction	0		
ASSESSED VALUE	62,357		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	62,357		
TOTAL JUST VALUE	62,357		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	58,067		

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						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

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

LAND DESCRIPTION														TOTAL OB/XF										
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	0		A-1	0.00	0.00	1.43	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,740							