

BEG 859.29 FT N & 427.50 FT E OF  
 RUN N 208.71 FT, E 387.50 FT, S  
 S 193.21 FT, W 999.3 FT TO POB.

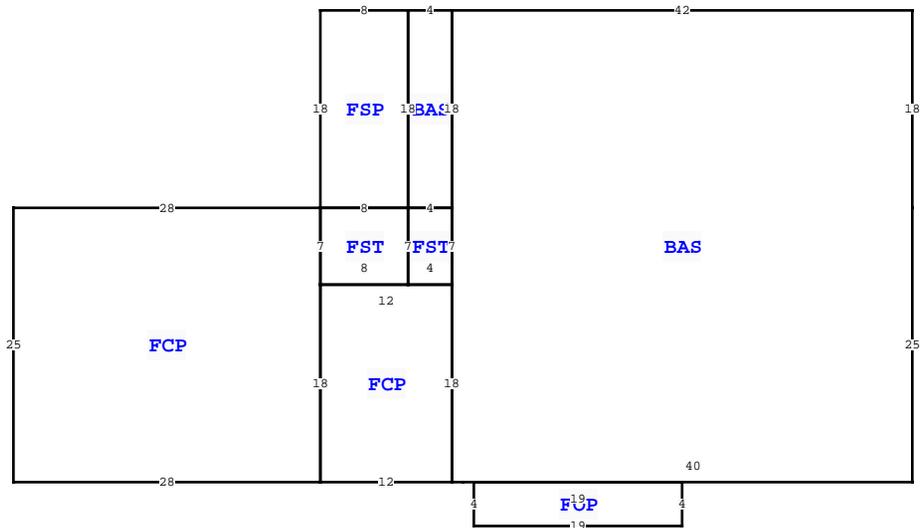
MCGALE PATRICK JOHN  
 1917 SW ICHETUCKNEE AVE  
 LAKE CITY, FL 32024

**2026**

18-5S-16-03650-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
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
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	72	100	
BAS	1,806	100	
FCP	216	25	
FCP	700	25	
FOP	76	30	
FSP	144	40	
FST	28	55	
FST	56	55	
TOTALS	3,098		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,234	98.3871	110.19	246,164	1978	1978	0	0	35.00	65.00
1 SINGLE FAM 100% - 2016 Heated Area: 1878 HX Base Yr 2016											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			160,007
TOTAL MARKET OB/XF VALUE			40,892
TOTAL LAND VALUE - MARKET			47,944
TOTAL MARKET VALUE			248,843
SOH/AGL Deduction			160,082
ASSESSED VALUE			88,761
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			37,350
TOTAL JUST VALUE			248,843
NCON VALUE			3,900
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18986	POOL	180	11/26/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/668	4/03/2025	LE	U	I	14	100
GRANTOR: MCGALE PATRICK (ENH L)						
GRANTEE: MCGALE JAMES PATRIC						
1291/2557	3/30/2015	QC	U	I	11	100
GRANTOR: MARLIN M & DIANE M FE						
GRANTEE: BARBARA PETTEY JONE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
4	0280	POOL R/CON	0	100	15	50	750.00	UT	70.00	70.00	100
5	0282	POOL ENCL	0	100	29	58	1,082.00	UT	15.00	15.00	100
6	0031	BARN, MT AE	0	100	30	31	1.00	UT	0.00	0.00	100
7	0210	GARAGE U	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100
9	0258	PATIO	0	100	15	25	1.00	UT	1,500.00	1,500.00	100

TOTAL OB/XF											
40,892											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	100		A-1	208.00	387.00	4.61	AC	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

BUILDING DIMENSIONS											
BAS= N18 W42 BAS= W4 S18 E4 N18\$ S18 FST= W4 FSP= N18 W8S18 E8\$ FST= W8 S7 E8 N7\$ S7 E4 N7\$ S7 FCP= W12 FCP= N7 W28 S25 E28 N18\$ S18 E12 N18\$ S18 E1 E1 FOP= S4 E19 N4 W19\$E40 N25\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	100		A-1	208.00	387.00	4.61	AC	1.00