

TRACT 3 SUN PARK WOODS UNREC: D  
FOLLOWS, BEGIN AT THE SE COR OF  
RUN W 226.67 FT, N 15 DEG W 1261

MCDOW ROBERT L/MCDOW KATHRYN L  
1630 SW SALEM RD  
LAKE CITY, FL 32024

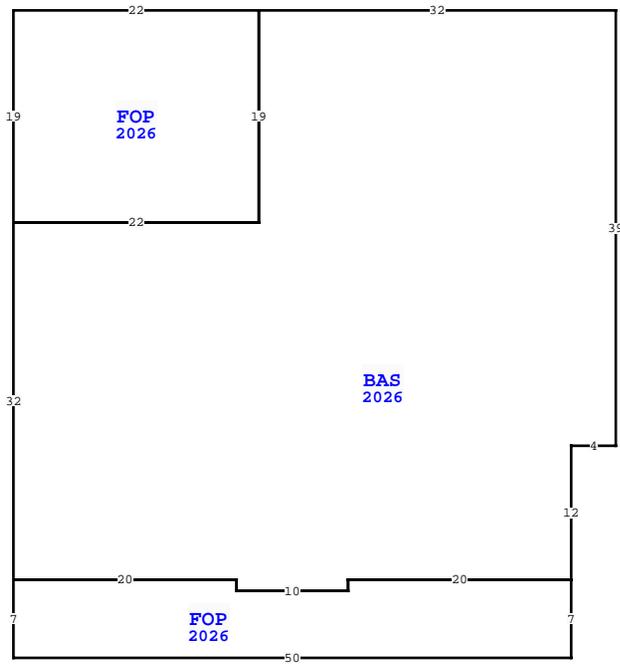
2026

19-4S-16-03062-203



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,298	100	2026
FOP	340	30	2026
FOP	418	30	2026
TOTALS	3,056		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
					Heated Area: 2298						
					HX Base Yr 2026						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			315,019
TOTAL MARKET OB/XF VALUE			22,286
TOTAL LAND VALUE - MARKET			83,768
TOTAL MARKET VALUE			421,073
SOH/AGL Deduction			198,204
ASSESSED VALUE			222,869
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			171,458
TOTAL JUST VALUE			421,073
NCON VALUE			316,219
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048361	New Residential C	250,000	10/09/2023
000044782	RV - Recreational		06/24/2022
20921	M H	125	07/28/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1116/1817	4/13/2007	WD	Q	V		87,500
GRANTOR: CHRISTOBAL & MARIA HE						
GRANTEE: ROBERT & KATHRYN MC						
1036/1464	1/26/2005	WD	U	V	07	36,000
GRANTOR: SUE L EVERY						
GRANTEE: CHRISTOBAL A & MARI						

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	0010	BARN, BLK	0	100	12	20	240.00	UT	13.00	100	2014	2014	3	100	3,120	
2	0166	CONC, PAVMT	0	100	0	0	528.00	UT	2.00	100	2014	2014	3	100	1,056	
3	0030	BARN, MT	0	100	24	35	810.00	UT	11.00	100	2019	2019	3	100	8,910	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2023	2022		100	7,000	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	1,000.00	100	2023	2022		100	1,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2026	2025		100	1,200	

TOTAL OB/XF										22,286						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/07/2026			MLU										

BUILDING NOTES									
BAS=[YR=2026;ORIG=80,11] W32 S19 W22 S32 E20 S1 E10 N1 E20 N12 E4 N39 \$									
FOP=[YR=2026;ORIG=26,11] E22 S19 W22 N19 \$									
FOP=[YR=2026;ORIG=76,62] W20 S1 W10 N1 W20 S7 E50 N7 \$									

LAND DESCRIPTION										TOTAL OB/XF										22,286						
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		A-1	0.00	0.00	12.41	AC		1.00	1.00	0.75	9,000.00	6,750.00	83,768									