

COMM NE COR OF NW1/4 OF NE1/4, R
FOR POB, RUN S 780.66 FT TO N R/
NW ALONG R/W 178.38 FT, N 712.87

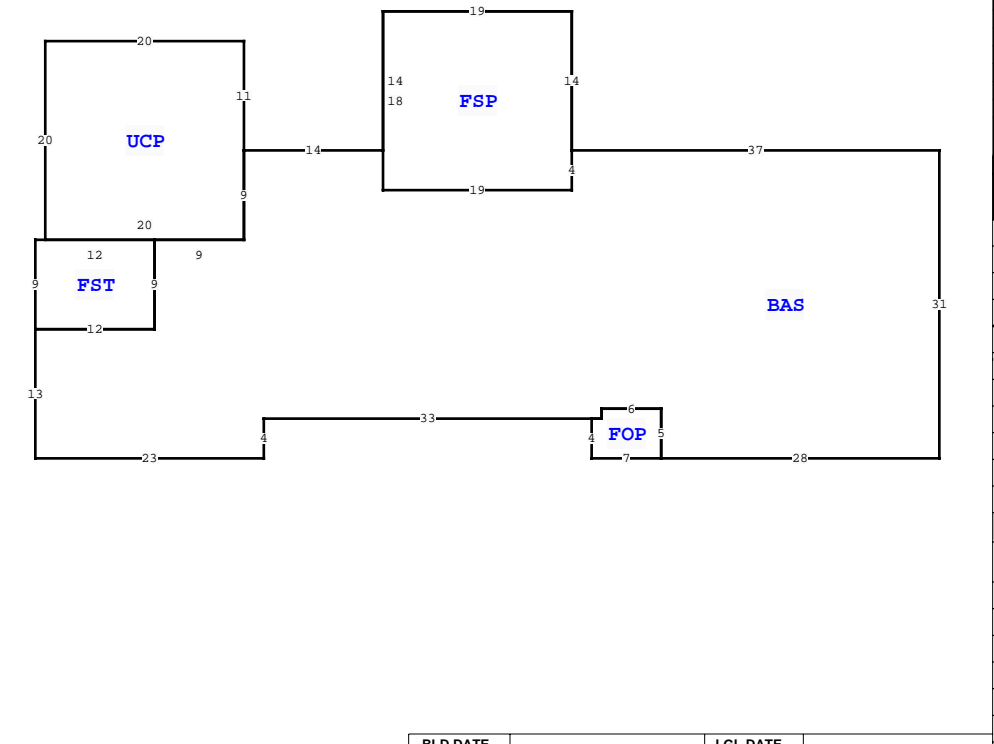
MCCLAIN KAREN ANN
2683 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

22-4S-17-08671-001

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 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	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,910	81.9470	91.78	267,080	1974	1974	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,624	100		2,624	156,540
FOP	34	30		10	597
FSP	342	40		137	8,173
FST	108	55		59	3,520
UCP	400	20		80	4,772
TOTALS	3,508			2,910	173,602

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,602	
TOTAL MARKET OB/XF VALUE		1,794	
TOTAL LAND VALUE - MARKET		52,390	
TOTAL MARKET VALUE		227,786	
SOH/AGL Deduction		2,127	
ASSESSED VALUE		225,659	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		174,248	
TOTAL JUST VALUE		227,786	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,726	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/807	3/08/2024	QC	U	I	11	100

BUILDING NOTES						
GRANTOR: O'STEEN GORDON ALAN						
GRANTEE: MCCLAIN KAREN ANN						
1507/199	1/29/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT FOR LO						
GRANTEE: O'STEEN GORDON ALAN						

BUILDING DIMENSIONS						
BAS= W37 FSP= S4 W19 N18 E19S14S N14 W19 S14 W14 UCP= N11 W20 S20 E20 N9S S9 W9 FST= W12 S9 E12 N9S S9 W12 S13 E23 N4 E33 FOP= S4 E7 N5 W6 S1W1E1 N1 E6 S5 E28 N31S.						

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	100 12 30	360.00	UT	1.65	1.65	100	0	0	3	100	594	
2	0190	FPLC PF	0	100 0 0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION																								
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	2.77	AC		1.00	1.00	1.00	13,000.00	13,000.00	36,010							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.26	AC		1.00	1.00	1.00	13,000.00	13,000.00	16,380							