

BEG 650.02 FT E OF INTERS S R/W
W LINE OF SEC, RUN E 52.79 FT, S
FT, W 194.89 FT, NE 17 DEG 523.5

MCKENZIE JOINT REVOCABLE LIVING TRUST U/A DATED NO
320 NW SCENIC LAKE DR
LAKE CITY, FL 32055-8581

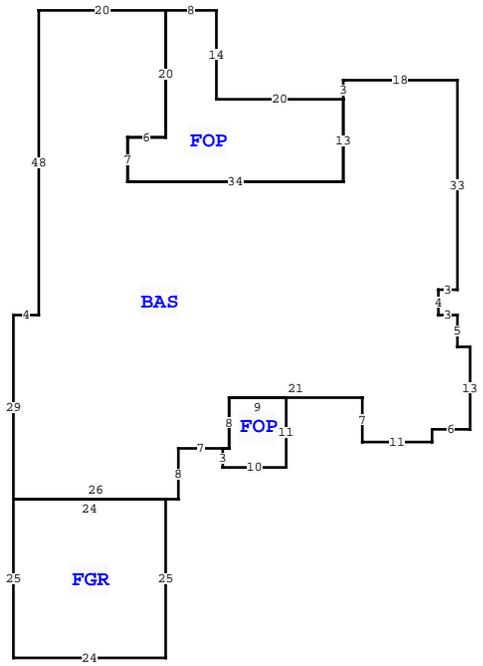
2026

23-3S-16-02270-001



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	13	LAM/VNLPK	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	23316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,673	100		3,673	458,819
FGR	600	55		330	41,223
FOP	102	30		31	3,873
FOP	518	30		155	19,362
TOTALS	4,893			4,189	523,275

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,189	118.6504	132.89	556,676	2019	2019	0	0	6.00	94.00
2 SINGLE FAM 100% - 2020 Heated Area: 3673 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				523,275		
TOTAL MARKET OB/XF VALUE				117,707		
TOTAL LAND VALUE - MARKET				108,900		
TOTAL MARKET VALUE				749,882		
SOH/AGL Deduction				121,113		
ASSESSED VALUE				628,769		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				577,358		
TOTAL JUST VALUE				749,882		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				757,465		
LAND:1:1: LOT SIZE = 2.38 ACRES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
40051	STORAGE	0	06/26/2020			
38545	POOL	0	08/30/2019			
38176	POOL	363	05/30/2019			
37550	SFR	1,641	12/17/2018			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/643	11/11/2021	WD	U	I	11	100
GRANTOR: MCKENZIE RANDOLPH SCO						
GRANTEE: MCKENZIE JOINT REVO						
1335/2636	5/02/2017	WD	Q	I	01	130,000
GRANTOR: DEREK SNEAD						
GRANTEE: RANDOLPH S & TINA D						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W18 S3 FOP= W20 N14 W8 S20 W6 S7 E34 N13 S13 W34 N7 E6 N20 W20 S48 W4 S29 FGR= S25 E24 N25 W24 S E26 N8 E7 FOP= S3 E10 N11 W9 S8 W1 S E1 N8 E21 S7 E11 N2 E6 N13 W2 N5 W3 N4 E3 N33 S.						

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0260	PAVEMENT-A	0	100	0 0
2	0166	CONC, PAVMT	0	100	0 0
3	0083	DOCK-LAKE	0	100	0 0
4	0280	POOL R/CON	0	100	20 33
5	0282	POOL ENCL	0	100	28 52
6	0166	CONC, PAVMT	0	100	0 0
7	0166	CONC, PAVMT	0	100	0 0
8	0210	GARAGE U	0	100	30 50

TOTAL OB/XF												117,707				
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	0260	PAVEMENT-A	0	100	0 0	1.00	UT	1,362.00	1,362.00	50	0	0	3	50	681	
2	0166	CONC, PAVMT	0	100	0 0	1.00	UT	1,500.00	1,500.00	50	0	0	3	50	750	
3	0083	DOCK-LAKE	0	100	0 0	432.00	UT	11.50	11.50	50	1993	1993	3	30	1,490	
4	0280	POOL R/CON	0	100	20 33	660.00	UT	70.00	70.00	100	2019	2019	3	89	41,118	
5	0282	POOL ENCL	0	100	28 52	1,456.00	UT	15.00	15.00	100	2019	2019	3	65	14,196	
6	0166	CONC, PAVMT	0	100	0 0	3,486.00	UT	2.00	2.00	100	2019	2019	3	100	6,972	
7	0166	CONC, PAVMT	0	100	0 0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
8	0210	GARAGE U	0	100	30 50	1.00	UT	50,000.00	50,000.00	100	2021	2020		100	50,000	

LAND DESCRIPTION		LAND USE DESCRIPTION		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		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	99,000.00	108,900.00	108,900							

TOTAL OB/XF		117,707																					
1	0100	C	SFR		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	99,000.00	108,900.00	108,900							