

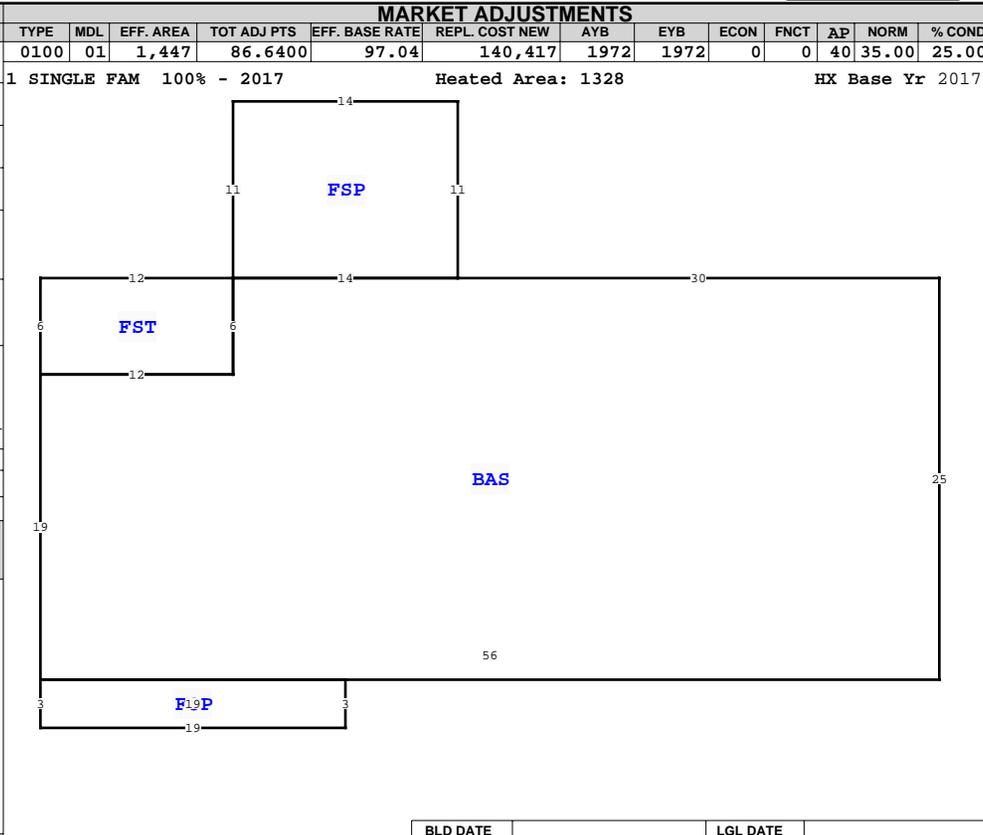
COMM INTERS S R/W CR-242 & E  
LINE OF SW1/4 OF NE1/4, RUN W  
ALONG R/W 260 FT, S 630 FT FOR

MCKEON BARBARA T  
246 SW RAYBURN CT  
LAKE CITY, FL 32024

**2026**

25-4S-16-03152-008  


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	15		CONC BLOCK 80		
Exterior Wall	19		COMMON BRK 20		
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			N/A 100		
Stories	1.1		1. 100		
Architectural Units	05		CONV 100 0 100		
Condition Adj	01		01 100		
Kitchen Adjus	01		01 100		
Quality	04		04		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA 06		
NEIGHBORHOOD/LOC	25416.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100		1,328	32,217
FOP	57	30		17	413
FSP	154	40		62	1,504
FST	72	55		40	971
TOTALS	1,611			1,447	35,104



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		35,104	
TOTAL MARKET OB/XF VALUE		3,230	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		51,334	
SOH/AGL Deduction		16,613	
ASSESSED VALUE		34,721	
TOTAL EXEMPTION VALUE		HX HB DX 30,000	
BASE TAXABLE VALUE		4,721	
TOTAL JUST VALUE		51,334	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		51,334	
PRMT:1:1: NO CHARGE DUE TO BURN OUT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049402	Roof Replacement	11,000	03/12/2024
000047802	Roof Replacement	11,911	08/01/2023
11895	REMODEL	0	11/22/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/1441	1/13/2016	WD Q	Q	I	01	28,500
GRANTOR: DAVID M & PEGGIE S HA						
GRANTEE: BARBARA T MCKEON						
1250/0776	2/22/2013	WD U	U	I	12	15,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: DAVID & PEGGIE HAMI						

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0190	FPLC PF	0	100	0
2	0166	CONC, PAVMT	0	100	0
3	0166	CONC, PAVMT	0	100	10
4	0120	CLFENCE 4	0	100	0
5	0296	SHED METAL	0	100	12

TOTAL OB/XF														3,230		
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1972	1972	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
3	0166	CONC, PAVMT	0	100	10	220.00	UT	2.00	2.00	100	1993	1993	3	100	440	
4	0120	CLFENCE 4	0	100	0	160.00	UT	4.50	4.50	50	1993	1993	3	50	360	
5	0296	SHED METAL	0	100	12	192.00	UT	5.00	5.00	50	1993	1993	3	50	480	

BUILDING NOTES													
<p align="center"><b>BUILDING DIMENSIONS</b></p> <p>BAS= W30 FSP= N11 W14 S11 E14\$ W14 FST= W12 S6 E12 N6\$S6 W12 S19 FOP= S3 E19 N3 W19\$ E56 N25\$.</p>													

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		*RSPM	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

TOTAL OB/XF														3,230	
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