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

BUILDING CHARACTERISTICS

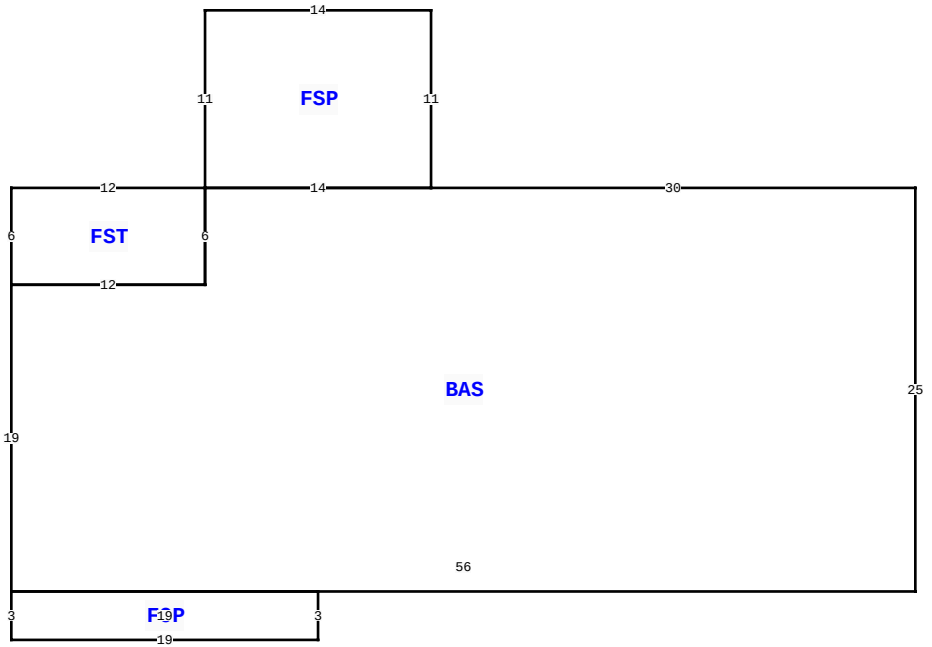
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,447	86.6400	97.04	140,417	1972	1972	0	0	40	35.00	25.00

1 SINGLE FAM 100% - 2017 Heated Area: 1328 HX Base Yr 2017



246 SW RAYBURN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0	1.00	UT	1,200.00	1,200.00	100	1972	1972	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
3	0166	CONC,PAVMT	0	100	10	22	220.00	UT	2.00	2.00	100	1993	1993	3	100	440	
4	0120	CLFENCE 4	0	100	0	0	160.00	UT	4.50	4.50	50	1993	1993	3	50	360	
5	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	50	1993	1993	3	50	480	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	I	01	28,500
GRANTOR: DAVID M & PEGGIE S HA						
GRANTEE: BARBARA T MCKEON						
1250/0776	2/22/2013	WD	U	I	12	15,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: DAVID & PEGGIE HAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N11 W14 S11 E14$ W14 FST= W12 S6 E12 N6$S6 W12 S19 FOP= S3 E19 N3 W19$ E56 N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,230

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		*RSFMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 04/02/2024 BY JS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 06/10/2026 BY SYS