

COMM SW COR OF N1/2 OF NE1/4 OF
324.33 FT FOR POB, CONT N 323 FT
331.07 FT, W 335.8 FT TO POB & C

MCGLEW RICHARD V JR
295 SE MORGHAN GLN
LAKE CITY, FL 32025

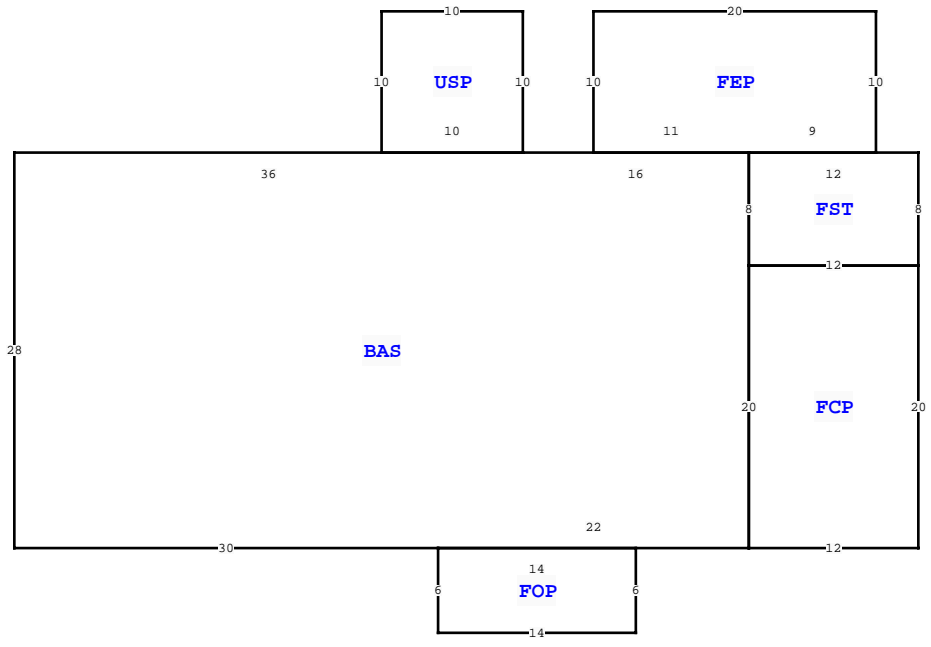
2026

26-4S-17-08743-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
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	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
FCP	240	25	
FEP	200	80	
FOP	84	30	
FST	96	55	
USP	100	35	
TOTALS	2,176		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,789	97.6374	109.35	195,627	1978	1978		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2002 Heated Area: 1456 HX Base Yr 2002													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			127,158
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			114,202
TOTAL MARKET VALUE			153,833
SOH/AGL Deduction			53,595
ASSESSED VALUE			100,238
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			43,827
TOTAL JUST VALUE			242,160
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/2441	11/09/2022	QC	U	V	11	24,000
GRANTOR: LENTS SUSAB BOONE						
GRANTEE: MCGLEW RICHARD JR						
0920/1898	1/18/2001	WD	Q	I	01	100
GRANTOR: RICHARD MCGLEW JR & T						
GRANTEE: RICHARD MCGLEW JR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING DIMENSIONS	
BAS= W16 USP= N10 W10 S10 E10\$ W36 S28 E30 FOP= S6 E14 N6 W14\$ E22 FCP= E12 N20 W12S20\$ N20 FST= E12 N8 W12 S8\$ N8\$ FEP= E9 N10 W20 S10 E11\$.	

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	0040	BARN, POLE	0	100	24	16	1.00	UT	0.00	100	0	0	3	100	100		
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300		
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	400		
TOTALS														2,176	1,789	127,158	

LAND DESCRIPTION														TOTAL OB/XF										
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	2.52	AC		1.00	1.00	0.85	11,000.00	9,350.00	23,562							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	5.63	AC		1.00	1.00	1.00	281.00	281.00	1,582							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.61	AC		1.00	1.00	1.00	280.00	280.00	731							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.24	AC		1.00	1.00	1.00	11,000.00	11,000.00	90,640							