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

2027

26-4S-17-08743-002

BUILDING CHARACTERISTICS

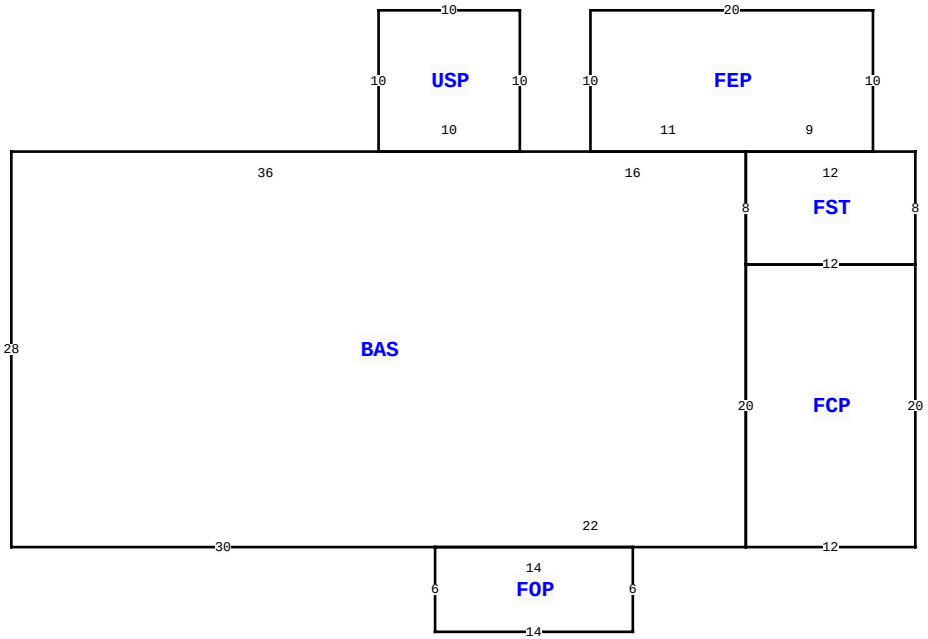
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	101,643
FCP	240	25		60	4,189
FEP	200	80		160	11,170
FOP	84	30		25	1,745
FST	96	55		53	3,700
USP	100	35		35	2,443
TOTALS	2,176			1,789	124,890

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	107.40	192,139	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1456 HX Base Yr 2002



295 SE MORGHAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0040	BARN,POLE	0	100	24	16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,890
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		114,202
TOTAL MARKET VALUE		151,565
SOH/AGL Deduction		48,389
ASSESSED VALUE		103,176
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		46,765
TOTAL JUST VALUE		239,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,160

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						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 800

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		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							

REVIEW DATE 06/23/2017 BY BC Total Acres: 10.76 Total Land Value: 25,875 Market: 90,640 Agricultural: 2,313 Common: 23,562 PRINTED 11/17/2026 BY SYS