LOT 2 & 3 SWEET GUM ESTATES S/D
OF LOT 2 SWEET GUM ESTATES S/D,
POB, CONT S 208 FT, W 211.46 FT,

MCMULLEN MARK ANDREW/MCMULLEN GRACE MAGDALENE
347 SW KYLE WAY
LAKE CITY, FL 32025

2027

27-5S-17-09411-102

BUILDING CHARACTERISTICS

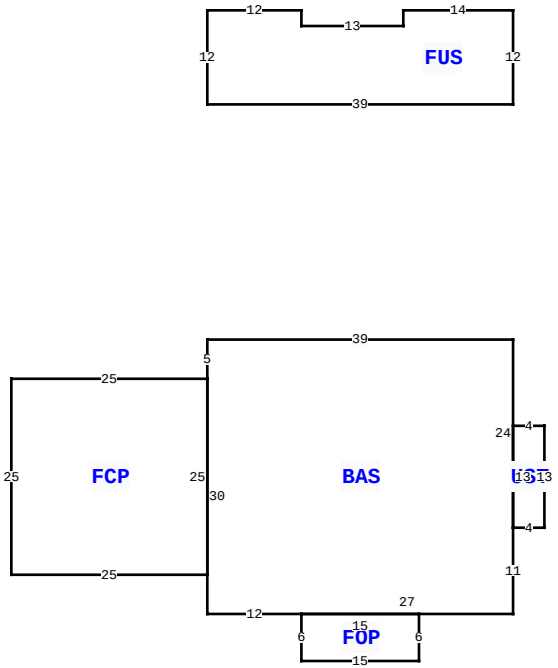
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100		1,365	169,017
FCP	625	25		156	19,316
FOP	90	30		27	3,344
FUS	442	100		442	54,729
UST	52	45		23	2,848
TOTALS	2,574			2,013	249,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,013	125.0718	137.58	276,949	2004	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2005 Heated Area: 1807 HX Base Yr 2005



347 SW KYLE WAY, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
2	0258	PATIO	0	100	0	0	2.00	UT	0.00	0.00	100	2027	2026		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		286,298
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		63,180
TOTAL MARKET VALUE		352,278
SOH/AGL Deduction		80,823
ASSESSED VALUE		271,455
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,044
TOTAL JUST VALUE		352,278
NCON VALUE		43,148
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051639	Roof Replacement	14,250	11/25/2024
000043783	Electrical Servic	0	02/25/2022
21814	SFR	561	04/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/935	5/08/2026	WD	Q	I	01	562,000
GRANTOR: JACKSON JON C						
GRANTEE: MCMULLEN MARK ANDRE						
0945/2518	2/01/2002	WD	Q	V		37,200
GRANTOR: CLINTON DICKS						
GRANTEE: JACKSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S5 FCP= W25 S25 E25 N25$ S30 E12 FOP= S6 E15 N6 W15$ E27 N11 UST= E4 N13 W4 S13$ N24$ PTR= N30 FUS= N12 W14 S2 W13 N2 W12 S12 E39$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,800

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		00	0.00	0.00	4.01	AC		1.00	1.00	0.90	10,000.00	9,000.00	36,090							
2	0100	C	SFR	100		00	0.00	0.00	3.01	AC		1.00	1.00	0.90	10,000.00	9,000.00	27,090							

REVIEW DATE 09/17/2026 BY TP Total Acres: 7.02 Total Land Value: 63,180 Market: 0 Agricultural: 0 Common: 63,180 PRINTED 11/16/2026 BY SYS

LOT 2 & 3 SWEET GUM ESTATES S/D
OF LOT 2 SWEET GUM ESTATES S/D,
POB, CONT S 208 FT, W 211.46 FT,

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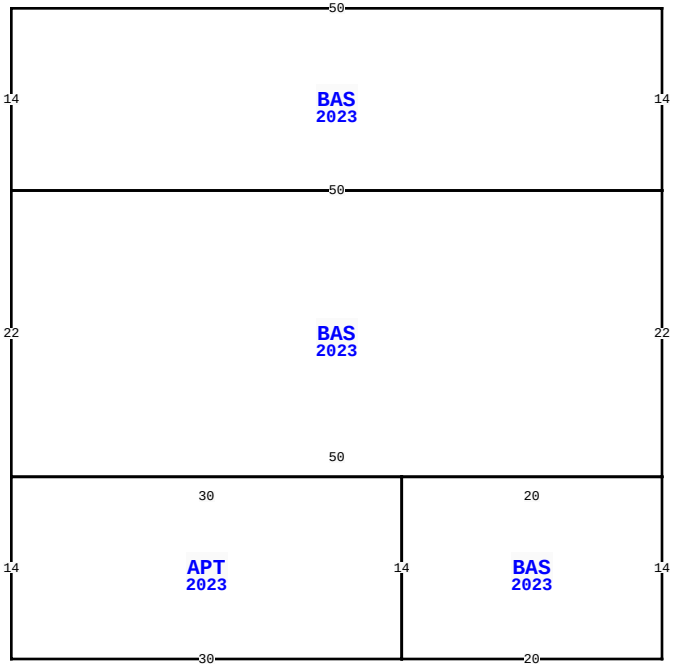
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	00	N/A 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	00	N/A 100
Heating Type	00	N/A 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	420	100	2023	420	6,223
BAS	280	100	2023	280	4,149
BAS	700	100	2023	700	10,372
BAS	1,100	100	2023	1,100	16,299
TOTALS	2,500			2,500	37,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	2,500	54.0000	15.12	37,800	2022	2022	0	0	0	2.00	98.00

2 BARNS 0% - 2023 Heated Area: 2500 HX Base Yr 2005



347 SW KYLE WAY, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: MCMULLEN MARK ANDRE						
0945/2518	2/01/2002	WD	Q	V		37,200
GRANTOR: CLINTON DICKS						
GRANTEE: JACKSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,24] E50 S22 W50 N22 $
BAS=[YR=2023;ORIG=22,10] E50 S14 W50 N14 $
APT=[YR=2023;ORIG=22,46] E30 S14 W30 N14 $
BAS=[YR=2023;ORIG=52,46] E20 S14 W20 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/17/2026 BY TP Total Acres: 7.02 Total Land Value: 63,180 Market: 0 Agricultural: 0 Common: 63,180 PRINTED 11/16/2026 BY SYS