

BEG SE COR OF NW1/4 OF NW1/4, RU FT, N 929.88 FT TO S R/W HORIZON R/W 207.74 FT, SE 56 DEG STILL A

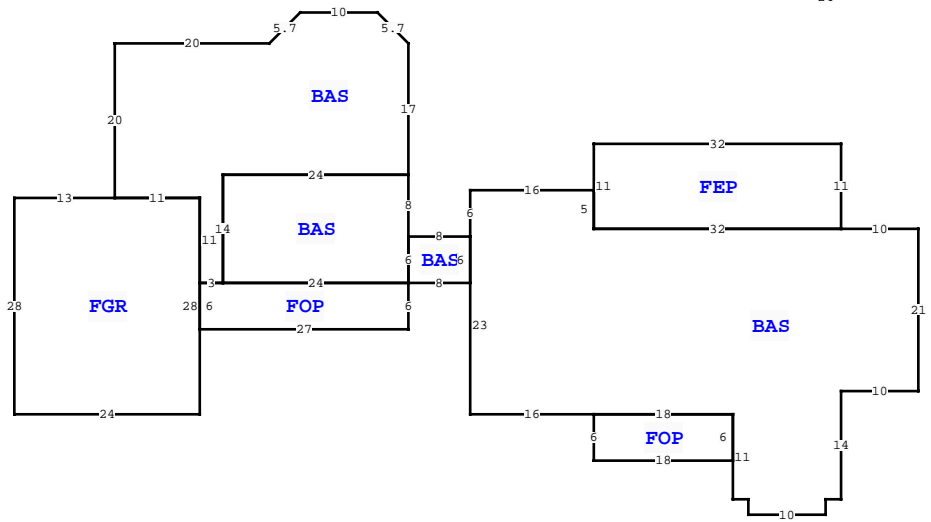
MCLEAN MURPHY B JR & ILENE G FAMILY TRUST
966 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026

28-3S-16-02374-083

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
Heated Area: 3065						HX Base Yr					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	6,107
BAS	336	100		336	42,750
BAS	777	100		777	98,860
BAS	1,616	100		1,616	205,609
FEP	352	80		282	35,879
FGR	672	55		370	47,076
FOP	108	30		32	4,072
FOP	162	30		49	6,234
FUS	288	100		288	36,644
TOTALS	4,359			3,798	483,231

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
2	0166	CONC,PAVMT	0	0	0	0	1,068.00	UT	3.00	3.00	100
3	0166	CONC,PAVMT	0	0	0	0	2,135.00	UT	2.00	2.00	100
4	0030	BARN,MT	0	0	40	60	2,400.00	UT	15.00	15.00	100
5	0166	CONC,PAVMT	0	0	0	0	1,179.00	UT	2.00	2.00	100
6	0081	DECKING WI	0	0	0	0	480.00	UT	7.00	7.00	100

TOTAL OB/XF											
51,192											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	0		RSF-2	0.00	0.00	2.98	AC	1.00
2	5500	A	TIMBER 2	0		RSF-2	0.00	0.00	9.00	AC	1.00
3	9910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	9.00	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	11,000.00	11,000.00	32,780							
1.00	445.00	445.00	4,003							
1.00	11,000.00	11,000.00	98,945							

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	483,231		
TOTAL MARKET OB/XF VALUE	51,192		
TOTAL LAND VALUE - MARKET	131,725		
TOTAL MARKET VALUE	571,206		
SOH/AGL Deduction	0		
ASSESSED VALUE	571,206		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	571,206		
TOTAL JUST VALUE	666,148		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	671,517		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053463	Roof Replacement	24,000	06/25/2025
000051598	Roof Replacement	14,000	11/21/2024
29897	ADDN SFR	621	01/25/2012
22385	SFR	497	10/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2783	12/20/2024	WD	U	V	11	100
GRANTOR: LUNDE BLAKE N						
GRANTEE: MCLEAN MURPHY B JR						
1529/2780	12/20/2024	WD	Q	I	05	1,025,000
GRANTOR: LUNDE BLAKE N II						
GRANTEE: MCLEAN MURPHY B JR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W10 FEP= N11 W32 S11 E32\$ W32 N5 W16 S6 BAS= W8 BAS= N8											
BAS= N17 L4 U4 W10 D4 L4 W20 S20 FGR= W13 S28 E24 N28											
W11\$ E11 S11E3 N14 E24\$ W24 S14 FOP= W3 S6 E27 N6 W24\$ E24											
N6\$ S6 E8 N6\$ S23 E16 FOP= S6 E18 N6 W18\$ E18 S11 E2 S2 E10											
N2 E2 N14 E10 N21\$ PTR= N30 FUS= N12 W24 S12 E24\$ S30\$.											