

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		CONSTRUCTION	
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
NEIGHBORHOOD/LOC	28316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	48	100	
BAS	336	100	
BAS	777	100	
BAS	1,616	100	
FEP	352	80	
FGR	672	55	
FOP	108	30	
FOP	162	30	
FUS	288	100	
TOTALS	4,359		

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					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	491,879			
TOTAL MARKET OB/XF VALUE	51,192			
TOTAL LAND VALUE - MARKET	131,725			
TOTAL MARKET VALUE	579,854			
SOH/AGL Deduction	0			
ASSESSED VALUE	579,854			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	579,854			
TOTAL JUST VALUE	674,796			
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						

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

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

BUILDING NOTES											
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\$.											

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	0		RSF-2	0.00	0.00	2.98	AC		1.00	1.00	1.00	11,000.00	11,000.00	32,780							
2	5500	A	TIMBER 2	0		RSF-2	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,003							
3	9910	M	MKT. VAL. AG	0		RSF-2	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	98,945							