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

2027

28-3S-16-02374-083

BUILDING CHARACTERISTICS

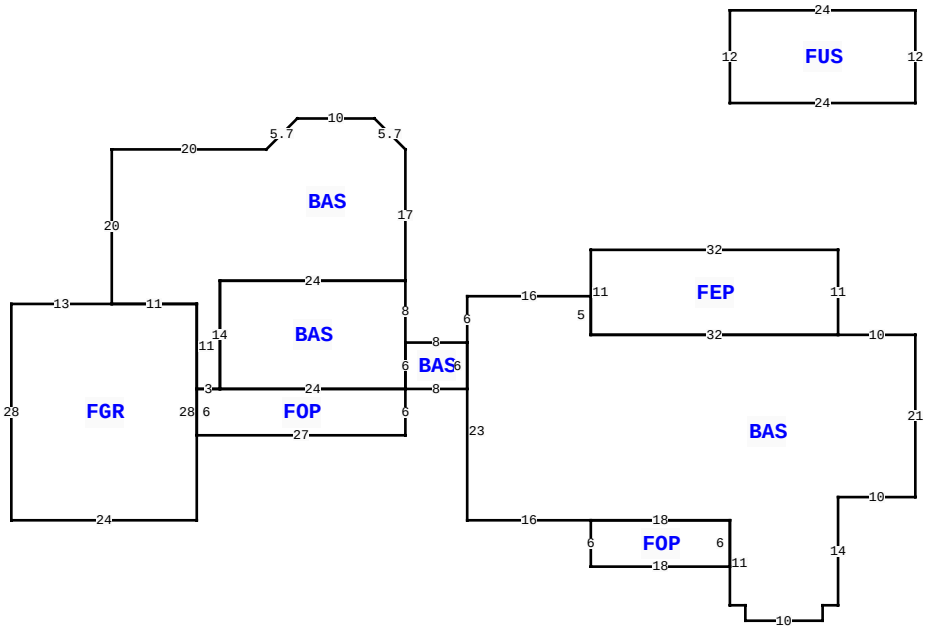
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	5,999
BAS	336	100		336	41,989
BAS	777	100		777	97,097
BAS	1,616	100		1,616	201,944
FEP	352	80		282	35,240
FGR	672	55		370	46,238
FOP	108	30		32	3,999
FOP	162	30		49	6,124
FUS	288	100		288	35,990
TOTALS	4,359			3,798	474,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,798	126.2261	138.85	527,352	2005	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2026 Heated Area: 3065 HX Base Yr



400 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1,068.00	UT	3.00	3.00	100	2007	2007	3	100	3,204	
3	0166	CONC,PAVMT	0	0	0	0	2,135.00	UT	2.00	2.00	100	2005	2005	3	100	4,270	
4	0030	BARN,MT	0	0	40	60	2,400.00	UT	15.00	15.00	100	2007	2007	3	100	36,000	
5	0166	CONC,PAVMT	0	0	0	0	1,179.00	UT	2.00	2.00	100	2012	2012	3	100	2,358	
6	0081	DECKING WI	0	0	0	0	480.00	UT	7.00	7.00	100	2012	2012	3	100	3,360	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	474,617
TOTAL MARKET OB/XF VALUE	51,192
TOTAL LAND VALUE - MARKET	131,725
TOTAL MARKET VALUE	562,592
SOH/AGL Deduction	0
ASSESSED VALUE	562,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	562,592
TOTAL JUST VALUE	657,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	666,148

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

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 51,192

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	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							

REVIEW DATE 07/28/2025 BY chuck Total Acres: 11.98 Total Land Value: 36,783 Market: 98,945 Agricultural: 4,003 Common: 32,780 PRINTED 11/16/2026 BY SYS