

LOT 7 BLOCK 4 HOLLIDAY HEIGHTS
 REPLAT. ORB 487-012, 669-683,
 687, 695, 699 & 691 709-339,

MCLEANPROPERTIES, LLC
 269 SE PUEBLO WAY
 LAKE CITY, FL 32025

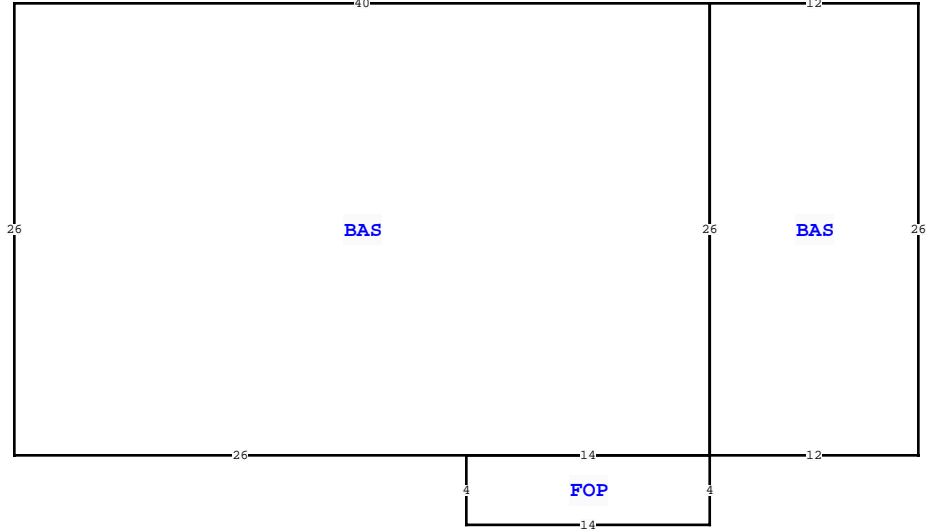
2026

31-3S-17-06153-000



BUILDING CHARACTERISTICS		CD		CONSTRUCTION	
Exterior Wall	26	ALM SIDING	80		
Exterior Wall	15	CONC BLOCK	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	31317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	25,167
BAS	1,040	100		1,040	83,892
FOP	56	30		17	1,372
TOTALS	1,408			1,369	110,430

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,369	110.8000	124.10	169,893	1980	1980	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1352 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			110,430
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			14,168
TOTAL MARKET VALUE			126,598
SOH/AGL Deduction			0
ASSESSED VALUE			126,598
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			126,598
TOTAL JUST VALUE			126,598
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			123,197
SALE:1:1: LOT 7 BLOCK 4 HOLLIDAY HEIGHTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045665	Roof Replacement	7,780	10/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0427	4/21/2015	WD	U	I	11	100
GRANTOR: RYAN MCLEAN						
GRANTEE: MCLEANPROPERTIES, L						
1266/0969	10/08/2013	WD	U	I	12	34,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: RYAN MCLEAN						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,700	

TOTAL OB/XF												
684 NW RIDGEWOOD AVE, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/12/2026 MLU												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W12 BAS= W40 S26 E26 FOP= S4 E14N4 W14\$ E14 N26\$S26 E12 N26\$.												

LAND DESCRIPTION																								
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-1	0.00	0.00	11,334.20	SF		1.00	1.00	1.00	1.25	1.25	14,168							