

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

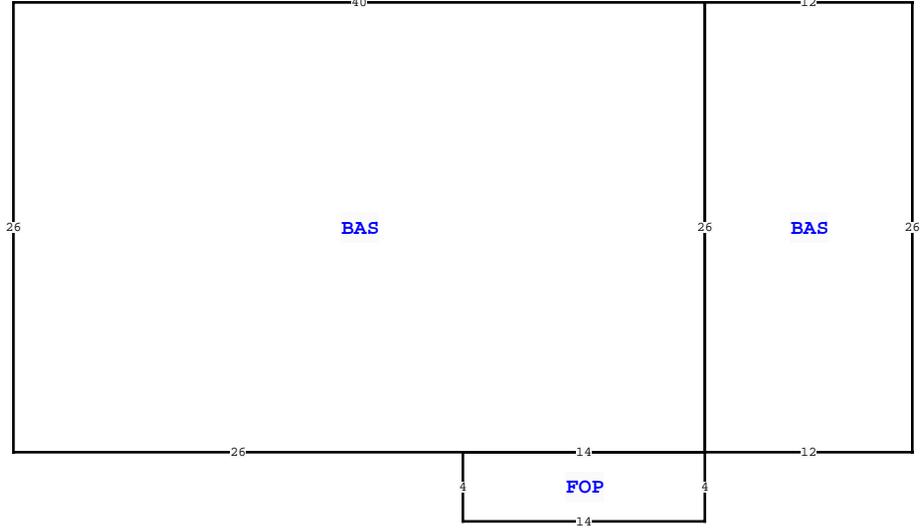
2026

31-3S-17-06153-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	312	100	
BAS	1,040	100	
FOP	56	30	
TOTALS	1,408		

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	126.31	172,918	1980	1980	0	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			112,397
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			10,767
TOTAL MARKET VALUE			125,164
SOH/AGL Deduction			0
ASSESSED VALUE			125,164
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			125,164
TOTAL JUST VALUE			125,164
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																	
L N	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

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

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-1	0.00	0.00	11,334.20	SF		1.00	1.00	1.00	0.95	0.95	10,767							