

W DIV: LOTS 1 & 2 BLOCK 2 MCFARL
COMM SE COR OF BLK 2 MCFARLANE P
134.20 FT FOR POB, W 100.09 FT,

MCCRANIE LANDS II, LLC
P O BOX 1945
LAKE CITY, FL 32056

2026

00-00-00-12500-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100

Quality	05 05
DOR CODE	1700OFFICE BLD 1STY
MAP NUM	
NEIGHBORHOOD/LOC	840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,237	100		1,237	36,096
FCP	90	30		27	788
FEP	60	80		48	1,401
FEP	153	80		122	3,560

TOTALS	1,540			1,434	41,844
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	8	12	1.00	UT	0.00
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1700	C	1STORY OFF	0		*CG	100.00	119.00	11,900.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4900	04	1,434	78.8697	58.36	83,688	1915	1965	0	0	0 50.00	50.00	
1 OFFICE LOW 0% - 0 Heated Area: 1237 HX Base Yr												
796 W DUVAL ST, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/09/2024 MLU												

TOTAL OB/XF 1,400												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	8	12	1.00	UT	0.00	0.00	100	1993
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2001
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001

TOTAL OB/XF 1,400												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	1700	C	1STORY OFF	0		*CG	100.00	119.00	11,900.00	SF		1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			41,844
TOTAL MARKET OB/XF VALUE			1,400
TOTAL LAND VALUE - MARKET			71,400
TOTAL MARKET VALUE			114,644
SOH/AGL Deduction			0
ASSESSED VALUE			114,644
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,644
TOTAL JUST VALUE			114,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1440/2026	3/09/2021	QC	U	I	11		0
GRANTOR: CITY OF LAKE CITY							
GRANTEE: MCCRANIE LANDS II,							
1304/1419	11/12/2015	WD	U	I	11		100
GRANTOR: JULIAN H MCCRANIE JR							
GRANTEE: MCCRANIE LANDS II,							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 S4 W6 S11 E6 S26 FCP= W10 S9 E10N9\$ FEP= S9 E17 N9 W 17\$ E17 S5 E11 N27 E2N14 W2 FEP= N5 W12 S5 E12 \$ W12 N5\$.									