E DIV: LOTS 4, 5 & 6 BLOCK 12 TH
DC 868-1866, WD 1097-1728, TD 12

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

2026

00-00-00-12915-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

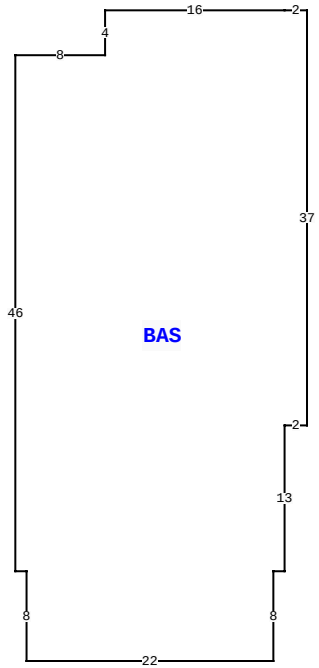
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100		1,418	69,528
TOTALS	1,418			1,418	69,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,418	79.6000	89.15	126,415	1930	1930	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1418 HX Base Yr



268 NE ANDERSON TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	69,528
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	17,100
TOTAL MARKET VALUE	87,628
SOH/AGL Deduction	0
ASSESSED VALUE	87,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,628
TOTAL JUST VALUE	87,628
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
331	REMODEL	25	07/31/2013
422	ADDN SFR	50	11/26/2007
273	ADDN SFR	100	07/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/1414	11/12/2015	WD	U	I	11	100
GRANTOR: JULIAN H MCCRANIE JR						
GRANTEE: MCCRANIE LANDS I, L						
1249/1892	2/18/2013	TD	U	I	18	7,100
GRANTOR: CLERK OF COURT						
GRANTEE: JULIAN MCCRANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S4 W8 S46 E1 S8 E22 N8 E1 N13 E2 N37 W2$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
2	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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-3	190.00	120.00	22,800.00	SF		1.00	1.00	1.00	0.75	0.75	17,100							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.52 Total Land Value: 17,100 Market: 0 Agricultural: 0 Common: 17,100 PRINTED 10/09/2025 BY SYS