E DIV: LOT 9 BLK A GRAY'S S/D.
ORB 826-247, 826-248,
882-2168,

MOULTRIE LAQUELA T
266 SE MCCRAY AVE
LAKE CITY, FL 32025

2026

00-00-00-13318-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

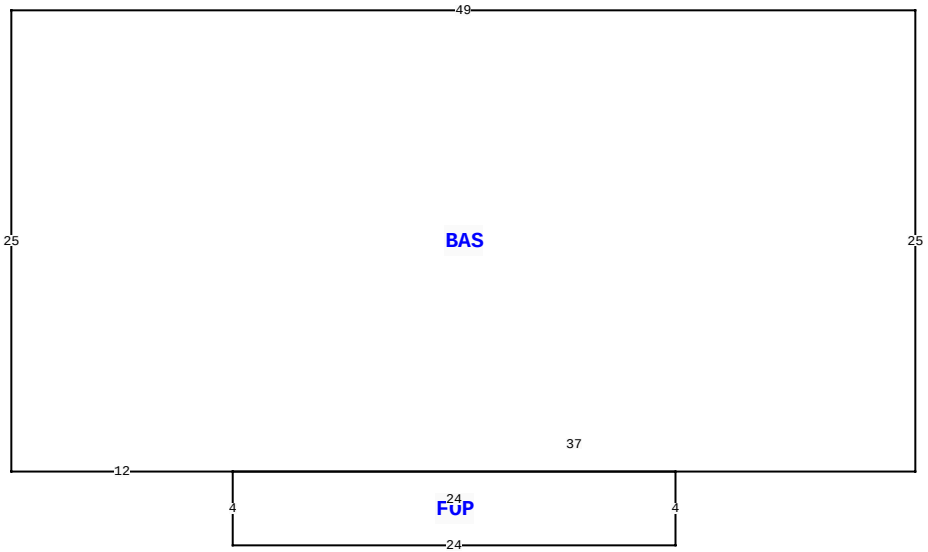
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	32317.120	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100		1,225	114,555
FOP	96	30		29	2,712
TOTALS	1,321			1,254	117,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,254	117.6000	131.71	165,164	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2000 Heated Area: 1225 HX Base Yr 2000



266 SE MCCRAY AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		117,266
TOTAL MARKET OB/XF VALUE		2,099
TOTAL LAND VALUE - MARKET		9,690
TOTAL MARKET VALUE		129,055
SOH/AGL Deduction		40,928
ASSESSED VALUE		88,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,405
TOTAL JUST VALUE		129,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,707

SALE:1:1: SEE ORB 826-247 ALSO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
801	SFR	202	09/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0882/2168	6/17/1999	WD	Q	I		57,000
GRANTOR: MEARS						
GRANTEE: L MOULTRIE						
0826/0248	8/02/1996	WD	Q	V		7,500
GRANTOR: HARWELL ESTATE						
GRANTEE: ROBERT MEARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S25 E12 FOP= S4 E24N4 W24$ E37 N25$.

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	0166	CONC,PAVMT	0	100	0	0	466.00	UT	1.50	1.50	100	1996	1996	3	100	699	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,099

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	100		RSF-1	85.00	120.00	10,200.00	SF		1.00	1.00	1.00	0.95	0.95	9,690							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.23 Total Land Value: 9,690 Market: 0 Agricultural: 0 Common: 9,690 PRINTED 11/10/2025 BY SYS