E DIV: LOT 2 BLOCK 289 BLOCK B G

619-166, 837-2416, WD 1088-885,

PUTNEL ANGELA
302 SE MCCRAY AVE
LAKE CITY, FL 32025

2025

00-00-00-13319-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

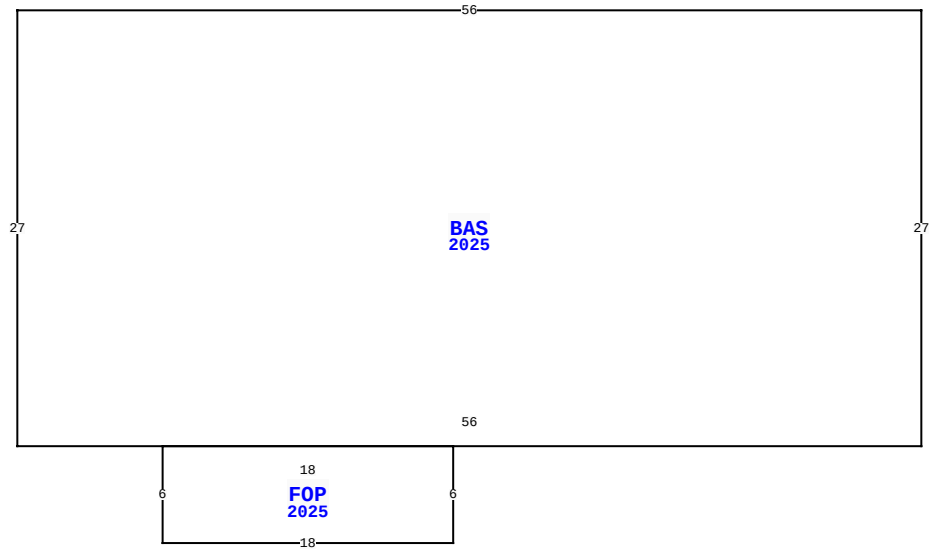
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,512	100	2025	1,512	128,928
FOP	108	35	2025	38	3,240
TOTALS	1,620			1,550	132,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,550	113.0000	87.01	134,866	2023	2023	0	0	0	2.00	98.00

1 MANUF 1 – 0% - 2025 Heated Area: 1512 HX Base Yr



302 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	132,169
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,080
TOTAL MARKET VALUE	140,249
SOH/AGL Deduction	0
ASSESSED VALUE	140,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,249
TOTAL JUST VALUE	140,249
NCON VALUE	132,169
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/661	4/15/2025	WD	Q	I	01	180,000
GRANTOR: OAK HOLLOW APARTMENTS						
GRANTEE: PUTNEL ANGELA						
1510/1963	3/14/2024	WD	U	V	11	100
GRANTOR: DD OF NORTH FLORIDA I						
GRANTEE: OAK HOLLOW APARTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,14] E56 S27 W56 N27 $
FOP=[YR=2025;ORIG=28,41] E18 S6 W18 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0200	C	MBL HM	0		*RSF	-385.00	120.00	11,340.00	SF		1.00	1.00	0.75	0.95	0.71	8,080							

REVIEW DATE 03/18/2024 BY JB Total Acres: 0.26 Total Land Value: 8,080 Market: 0 Agricultural: 0 Common: 8,080 PRINTED 05/09/2025 BY SYS