E DIV: NW1/4 BLOCK 293.
386-344, 664-027, 689-579, WD 13

BOONE CLINT
154 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2026

00-00-00-13323-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	860317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

578 E DUVAL ST, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	49,875
TOTAL MARKET VALUE	49,875
SOH/AGL Deduction	0
ASSESSED VALUE	49,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,875
TOTAL JUST VALUE	49,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1512/2225	4/18/2024	WD	Q	I	01	60,000
GRANTOR: MCCRANIE LANDS I, LLC						
GRANTEE: BOONE CLINT						
1304/1414	11/12/2015	WD	U	I	11	100
GRANTOR: JULIAN H MCCRANIE JR						
GRANTEE: MCCRANIE LANDS I, L						

BUILDING NOTES

BUILDING DIMENSIONS

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	0000	C	VAC RES	0		*CG	105.00	190.00	19,950.00	SF		1.00	1.00	1.00	2.50	2.50	49,875							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.46 Total Land Value: 49,875 Market: 0 Agricultural: 0 Common: 49,875 PRINTED 11/10/2025 BY SYS