E DIV: LOT 5 BLOCK 4 GELBERGS RE
& 5 OAK PARK S/D.

LAYTON CHASE ALLEN
317 SE MCCRAY AVE
LAKE CITY, FL 32025

**2026**

**00-00-00-13415-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

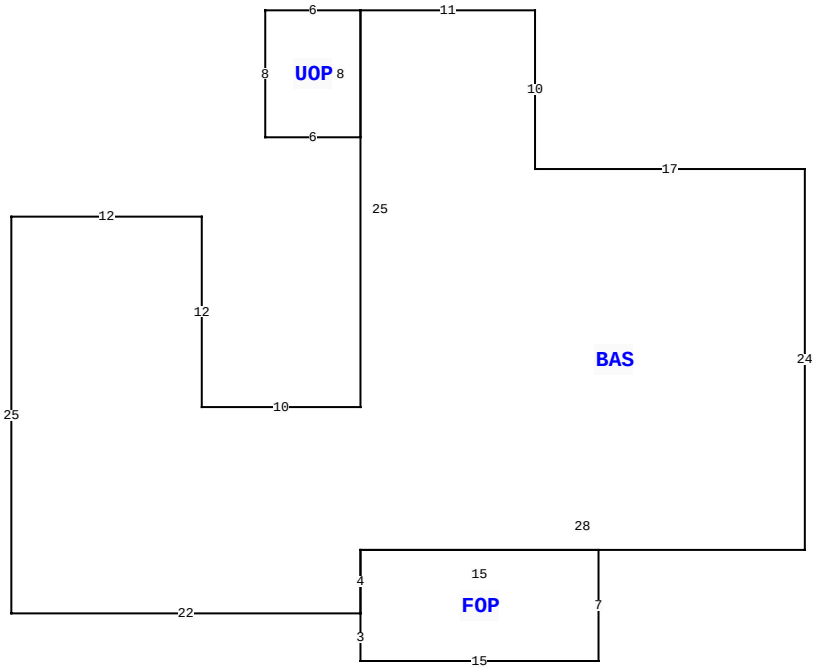
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 860317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,212 | 100 | | 1,212 | 108,283 |
| FOP | 105 | 30 | | 32 | 2,859 |
| UOP | 48 | 20 | | 10 | 894 |
| TOTALS | 1,365 | | | 1,254 | 112,035 |

## 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 | 122.7200 | 137.45 | 172,362 | 1949 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1212 HX Base Yr 2024




317 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 | | 112,035 |
| TOTAL MARKET OB/XF VALUE | | 300 |
| TOTAL LAND VALUE - MARKET | | 7,681 |
| TOTAL MARKET VALUE | | 120,016 |
| SOH/AGL Deduction | | 235 |
| ASSESSED VALUE | | 119,781 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 69,059 |
| TOTAL JUST VALUE | | 120,016 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 120,016 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1493/2253 | 6/20/2023 | WD | U | I | 11 | 100 |
| GRANTOR: LAYTON MICHAEL JOHN S | | | | | | |
| GRANTEE: LAYTON CHASE ALLEN | | | | | | |
| 1493/2248 | 6/15/2023 | WD | U | I | 11 | 100 |
| GRANTOR: LAYTON MARK | | | | | | |
| GRANTEE: LAYTON CHASE ALLEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 N10 W11 UOP= W6 S8E6 N8$ S25 W10 N12 W12 S25 E22FOP= S3 E15 N7 W15 S4$ N4 E28 N24$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 14 | 21 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 300

| 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 | -370.00 | 115.00 | 8,085.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 7,681 | | | | | | | |

REVIEW DATE 02/23/2012 BY DF Total Acres: 0.19 Total Land Value: 7,681 Market: 0 Agricultural: 0 Common: 7,681 PRINTED 11/20/2025 BY SYS