

E DIV: LOT 6 & LOT 1 EX E 92 FT,
GELBERGS REPLAT OF BLOCKS 4 & 5
EX ADDN'T RD R/W OFF WEST SIDE.

BROWN MEGAN
305 SE MCCRAY AVE
LAKE CITY, FL 32025

2026

00-00-00-13416-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	ALM SIDING 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 80			
Interior Wall	03	PLASTER 20			
Interior Floo	09	PINE WOOD 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	03	03			
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	1,324	100		1,324	70,147
UGR	264	45		119	6,305
UOP	336	20		67	3,550
TOTALS	1,924			1,510	80,002

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,510	72.7769	81.51	123,080	1947	1947	0	0	35.00	65.00

1 SINGLE FAM

100% - 2017

Heated Area: 1324

HX Base Yr 2017

24

11

UGR

11

24

14

UOP

14

24

25

BAS

43

43

14

10

10

12

BLD DATE

LGL DATE

305 SE MCCRAY AVE, LAKE CITY

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	
TOTAL OB/XF 900											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	370.00	170.00	11,935.00	SF	1.00
Total Acres: 0.27 Total Land Value: 11,338 Market: 0 Agricultural: 0 Common: 11,338											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		80,002	
TOTAL MARKET OB/XF VALUE		900	
TOTAL LAND VALUE - MARKET		11,338	
TOTAL MARKET VALUE		92,240	
SOH/AGL Deduction		37,888	
ASSESSED VALUE		54,352	
TOTAL EXEMPTION VALUE		29,352	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		92,240	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		92,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
292	MAINT/ALTR	50	07/09/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1311/1025	3/15/2016	WD	Q	I	01
GRANTOR: KATE T MCCRAY					SALE PRICE
GRANTEE: MEGAN BROWN					45,000

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W3 UOP= N14 UGR= N11W24 S11 E24\$ W24 S14 E24\$ W25 S43 E2 S10 E12 N10 E14 N43\$.											