S DIV: N1/2 OF LOT 13 MELTONS AN
OF FOLLOWING: COMM NW COR OF SE1
17E, RUN S 22.40 FT FOR POB, RUN

MCCRANIE LANDS II, LLC
P O BOX 1945
LAKE CITY, FL 32056

2026

00-00-00-13973-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

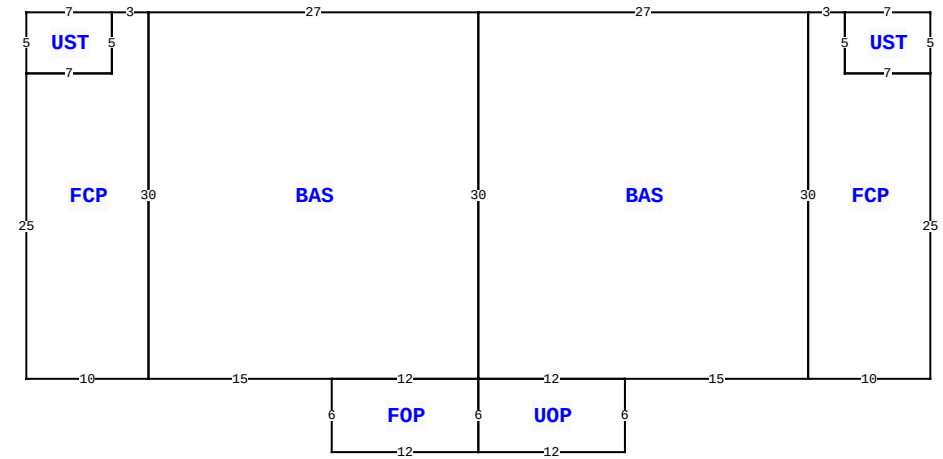
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100		810	40,302
BAS	810	100		810	40,302
FCP	265	25		66	3,284
FCP	265	25		66	3,284
FOP	72	30		22	1,095
UOP	72	20		14	697
UST	35	45		16	796
UST	35	45		16	796
TOTALS	2,364			1,820	90,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,820	117.0750	99.51	181,108	1971	1971	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1620 HX Base Yr



318 SW WALL TER, 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	90,554
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	12,375
TOTAL MARKET VALUE	103,179
SOH/AGL Deduction	0
ASSESSED VALUE	103,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,179
TOTAL JUST VALUE	103,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/1419	11/12/2015	WD	U	I	11	100

GRANTOR: JULIAN H MCCRANIE JR

GRANTEE: MCCRANIE LANDS II,

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FCP= W3 UST= W7 S5E7 N5$ S5 W7 S25 E10 N30$ S30 E15 FOP= S6 E12 N6W12$ E12 N30$ BAS= E27 FCP= E3 UST= S5 E7 N5 W7$ S5 E7 S25 W10 N30$ S30 W15 UOP= S6 W12 N6 E12$W12 N30$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 250

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	0800	C	MULTI-FAM	0		*RSF-3	0.00	0.00	16,500.00	SF		1.00	1.00	0.75	1.00	0.75	12,375							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.38 Total Land Value: 12,375 Market: 0 Agricultural: 0 Common: 12,375 PRINTED 11/20/2025 BY SYS