S DIV: S1/2 OF LOT 13 MELTONS AN
S1/2 OF THE FOLLOWING: BEG NW CO
SEC 31-3S-17E, RUN E 105 FT, S 2

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

2026

00-00-00-13973-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

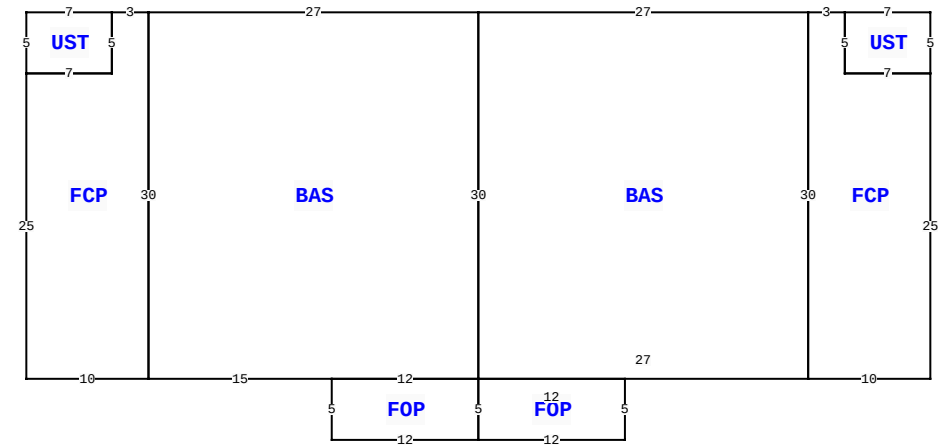
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	60	30		18	896
FOP	60	30		18	896
UST	35	45		16	796
UST	35	45		16	796
TOTALS	2,340			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



338 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	1,274
TOTAL LAND VALUE - MARKET	12,750
TOTAL MARKET VALUE	104,578
SOH/AGL Deduction	0
ASSESSED VALUE	104,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,578
TOTAL JUST VALUE	104,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,578

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 BAS= W27 FCP= W3 UST= W7 S5 E7 N5 $ S5 W7 S25 E10 N30$ S30 E15 FOP= S5 E12 N5 W12$ E12 N30 $ S30 FOP= S5 E12 N5 W12$ E27 FCP= E10 N25 UST= N5 W7 S5 E7$ W7 N5W3 S30$ N30$.

EXTRA FEATURES

L N	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	1,062.00	UT	1.20	1.20	100	1993	1993	3	100	1,274	

LAND DESCRIPTION

TOTAL OB/XF 1,274

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	17,000.00	SF		1.00	1.00	0.75	1.00	0.75	12,750							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.39 Total Land Value: 12,750 Market: 0 Agricultural: 0 Common: 12,750 PRINTED 11/20/2025 BY SYS