LOT 7 PINE TREE ESTATES S/D.
792-425, QC 1094-2260, WD 1193-1

MCRAE CHARLES R/MCRAE XINGYIN
342 SW REMINGTON CT
LAKE CITY, FL 32024

2026

03-6S-17-09578-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

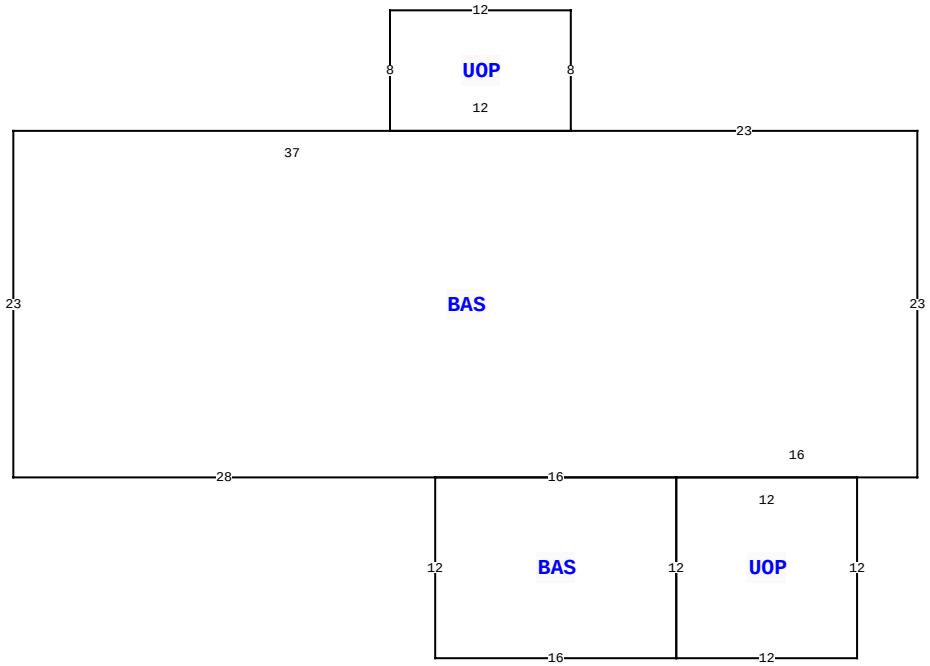
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	4,603
BAS	1,380	100		1,380	33,087
UOP	96	25		24	576
UOP	144	25		36	863
TOTALS	1,812			1,632	39,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,632	99.9000	59.94	97,822	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 1572 HX Base Yr 2011



342 SW REMINGTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,129
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		38,080
TOTAL MARKET VALUE		84,409
SOH/AGL Deduction		32,512
ASSESSED VALUE		51,897
TOTAL EXEMPTION VALUE	HX HB SX	51,897
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		84,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,409

XFOB:1:1: SAND MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/0211	3/07/2014	QC	U	I	11	100
GRANTOR: LOVATOR W MCRAE						
GRANTEE: CHARLES R MCRAE & X						
1199/1765	8/15/2010	WD	U	I	11	100
GRANTOR: LOVATOR W MCRAE						
GRANTEE: LOVATOR W & CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N8 W12 S8 E12$ W37 S23 E28 BAS= S12 E16 N12 W16$ E16 UOP= S12 E12 N12 W12$ E16 N23$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0200	C	MBL HM	100			0.00	0.00	4.48	AC		1.00	1.00	1.00	8,500.00	8,500.00	38,080							

REVIEW DATE 09/27/2017 BY BC Total Acres: 4.48 Total Land Value: 38,080 Market: 0 Agricultural: 0 Common: 38,080 PRINTED 11/06/2025 BY SYS