COMM NW COR OF SE1/4 OF NW1/4, R
6 DEG E 180 FT, S 82 DEG E 718 F
N R/W CR-250 FOR POB, NW'LY ALON

MCRAE THOMAS BRADLEY
5556 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

05-3S-16-01984-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

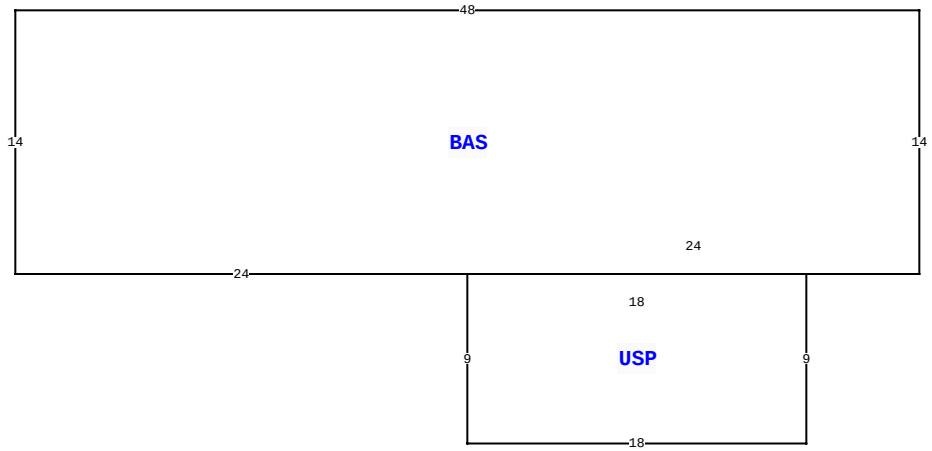
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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 01
NEIGHBORHOOD/LOC	5316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	19,160
USP	162	35		57	1,625
TOTALS	834			729	20,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	729	118.8000	71.28	51,963	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr



7205 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,785
TOTAL MARKET OB/XF VALUE	11,090
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	49,875
SOH/AGL Deduction	0
ASSESSED VALUE	49,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,875
TOTAL JUST VALUE	49,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,875

SALE:3:1: MAY BE A DIFFERENT M H THAN ON CARD.
SALE:2:1: 1 AC WITH W S E (M H GONE - HX FOR 94)
SALE:1:1: MH INCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2227	10/22/2021	WD	U	I	11	100
GRANTOR: KAMAC PROPERTIES LLC						
GRANTEE: MCRAE THOMAS BRADLE						
1439/184	6/02/2021	WD	U	I	37	50,000
GRANTOR: HICKS RITA L &						
GRANTEE: KAMAC PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E24 USP= S9 E18 N9 W18$ E24 N14$.

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	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	18	20	360.00	UT	2.50	2.50	60	2006	2006	3	60	540	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
9	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
10	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,090

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 05/08/2018 BY KR Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/07/2025 BY SYS