S1/2 OF N1/2 OF NW1/4 OF SW1/4
EX 25 FT OFF E SIDE FOR RD R/W

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

2026

07-4S-16-02806-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	11,750
SOH/AGL Deduction	2,371
ASSESSED VALUE	9,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,379
TOTAL JUST VALUE	97,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1304/1414	11/12/2015	WD	U	I	11	100
GRANTOR: JULIAN H MCCRANIE JR						
GRANTEE: MCCRANIE LANDS I, L						
0482/0235	1/01/1982	WD	Q	I		13,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 02/13/2024 BY JB Total Acres: 10.00 Total Land Value: 4,450 Market: 90,000 Agricultural: 4,450 Common: 0 PRINTED 10/01/2025 BY SYS