LOTS 12 THRU 17 BLOCK A DIXIE VI
WD 1304-1414, WD 1433-30,

GRAINGER INVESTMENTS LLC
P O BOX 531
LAKE BUTLER, FL 32054

2025

08-4S-17-08199-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

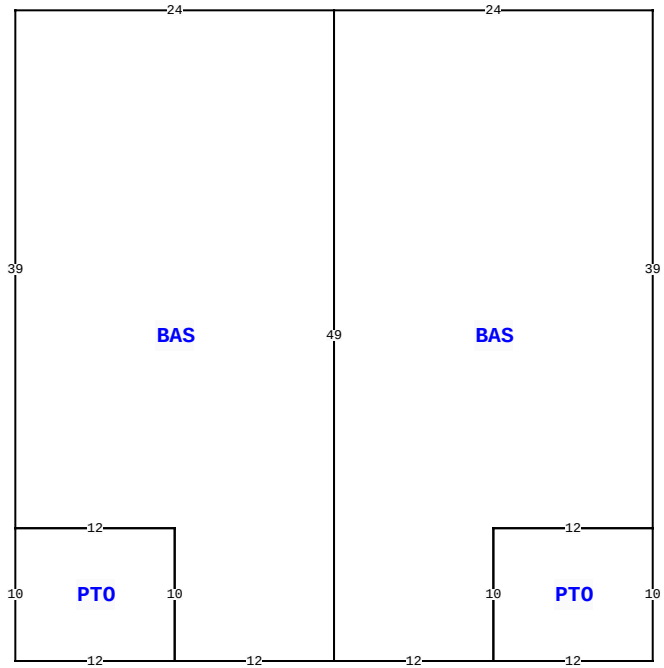
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	8417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	85,810
BAS	1,056	100		1,056	85,810
PTO	120	5		6	488
PTO	120	5		6	488
TOTALS	2,352			2,124	172,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,124	118.0200	100.32	213,080	1981	2005	0	0	0	19.00	81.00

1 DUPLEX – 0% - 2022 Heated Area: 2112 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

177 SW HIGH ST, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	172,595
TOTAL MARKET OB/XF VALUE	750
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	189,095
SOH/AGL Deduction	1,355
ASSESSED VALUE	187,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,740
TOTAL JUST VALUE	189,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1433/30	3/22/2021	WD	Q	I	05	360,000
GRANTOR: MCCRANIE LANDS I, LLC						
GRANTEE: GRAINGER INVESTMENT						
1304/1414	11/12/2015	WD	U	I	11	100
GRANTOR: JULIAN H MCCRANIE JR						
GRANTEE: MCCRANIE LANDS I, L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 BAS= W24 S39 PTO= S10 E12 N10 W12$ E12 S10 E12 N49$ S49 E12 PTO= E12 N10 W12S10$ N10 E12 N39$.

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	500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 750

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-	2150.00	140.00	21,000.00	SF		1.00	1.00	1.00	0.75	0.75	15,750							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.48 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 06/24/2025 BY SYS