

COMM SE COR OF SEC, RUN W 1855 F
POB, CONT N 884.29 FT, E 484 FT,
828.61 FT, W 155 FT, S 100 FT, W

MCRAE T BRADLEY
5556 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

2026

09-3S-16-02051-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	100
Kitchen Adjus	01	100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM	MKT AREA	01

NEIGHBORHOOD/LOC	9316.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,901	100		2,901	263,602
FGR	884	55		486	44,161
FOP	144	30		43	3,907
UEP	427	60		256	23,262

TOTALS	4,356			3,686	334,931
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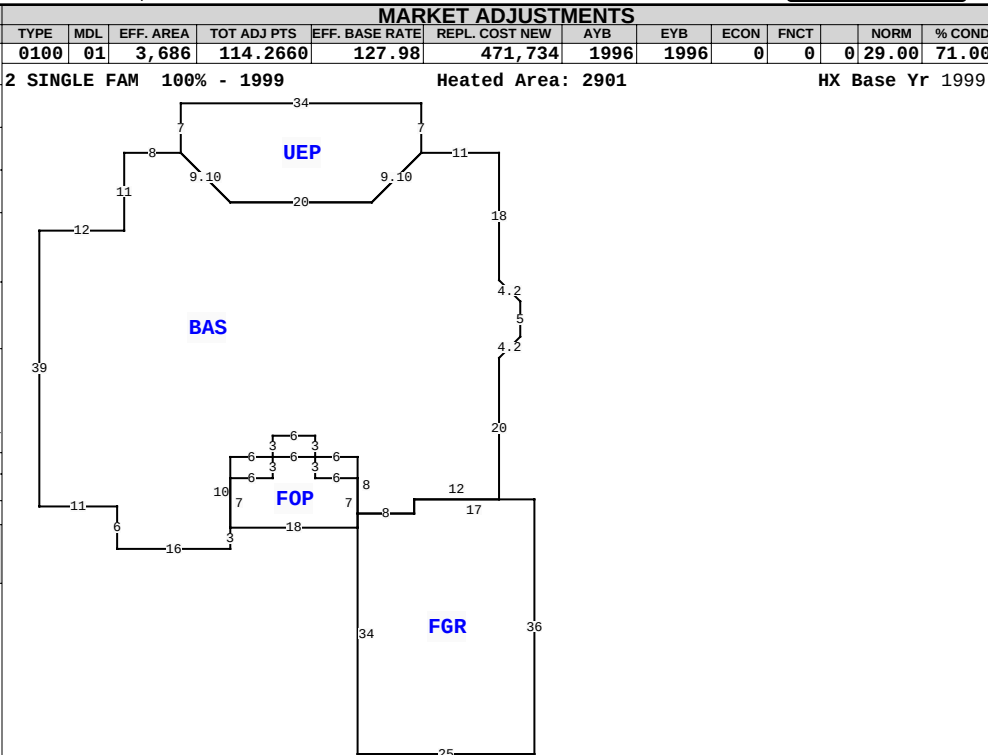
EXTRA FEATURES

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	0021	BARN,FR AE	0	100	23	35	1.00	UT	0.00	0.00	100	2010	2010	3	100	12,000	
2	0030	BARN,MT	0	0	24	36	864.00	UT	3.00	3.00	100	0	0	3	100	2,592	
3	0166	CONC,PAVMT	0	100	0	0	2,494.00	UT	1.50	1.50	100	1996	1996	3	100	3,741	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
5	0260	PAVEMENT-A	0	100	200	9	1,800.00	UT	1.10	1.10	50	1996	1996	3	50	990	
6	0260	PAVEMENT-A	0	100	9	000	9,000.00	UT	1.10	1.10	50	1993	1993	3	50	4,950	
7	0251	LEAN TO W/	0	100	12	36	432.00	UT	4.00	4.00	100	2010	2010	3	100	1,728	
8	0251	LEAN TO W/	0	100	12	36	432.00	UT	4.00	4.00	100	2010	2010	3	100	1,728	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	41.70	AC		1.00	1.00	1.00	280.00	280.00	11,676							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	41.70	AC		1.00	1.00	1.00	5,500.00	5,500.00	229,350							

REVIEW DATE 07/09/2025 BY tommy



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																	29,729
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TOTAL OB/XF																	29,729
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Total Acres: 42.70 Total Land Value: 17,176 Market: 229,350 Agricultural: 11,676 Common: 5,500

COLUMBIA COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		334,931
TOTAL MARKET OB/XF VALUE		29,729
TOTAL LAND VALUE - MARKET		234,850
TOTAL MARKET VALUE		381,836
SOH/AGL Deduction		117,394
ASSESSED VALUE		264,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,720
TOTAL JUST VALUE		599,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053441	Electrical Servic		06/24/2025
10317	SFR	0	10/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/1462	6/04/2009	WD	U	V	11	100

GRANTOR: TERRELL & JEAN MCRAE
GRANTEE: T BRADLEY & JENNIFE
0859/0087 5/20/1998 WD Q V 100,000
GRANTOR: STEVEN & LAURIE READO
GRANTEE: TERRELL & JEAN MCRA

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS= W8 S11 W12 S39 E11 S6 E16 N3 FOP= E18 N7 W6 N3 W6 S3 W6
S7\$ N10 E6 N3 E6 S3 E6 S8 FGR= S34 E25 N36 W17 S2 W8\$ E8 N2
E12 N20 R3 U3 N5 U3 L3 N18 W11 UEP= N7 W34 S7 D7 R7 E20
R7 U7 \$ D7 L7 W20 L7 U7 \$.

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