ALL OF SW1/4 OF SE1/4 LYING S
& E OF SR-247. 346-338, 781-
1007,1008, 945-878, WD 1304-

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

2026

10-4S-16-02861-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

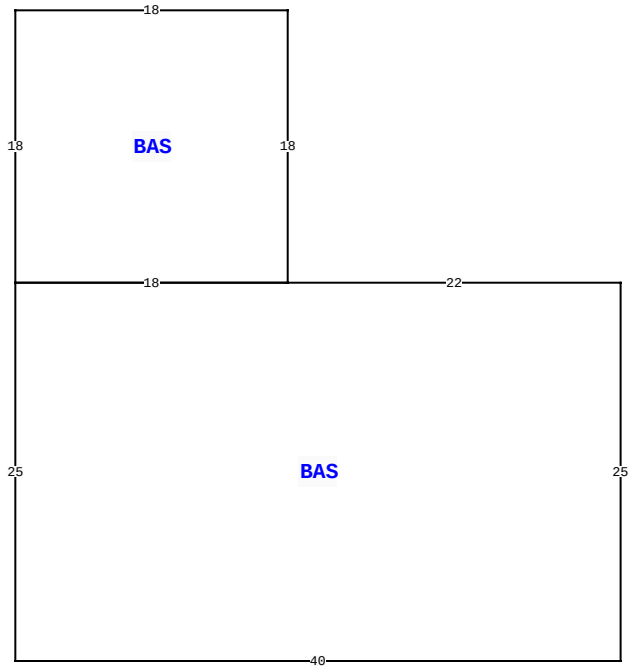
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	23,823
BAS	1,000	100		1,000	73,528
TOTALS	1,324			1,324	97,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,324	101.0000	113.12	149,771	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1324 HX Base Yr



2907 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	97,351
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	13,915
TOTAL MARKET VALUE	112,466
SOH/AGL Deduction	0
ASSESSED VALUE	112,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,466
TOTAL JUST VALUE	112,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,466

SALE:1:1: 1.21 AC WITH IMP

LAND:1:1: JOINS RE # 2987-010 (2.26 TOTAL AC)

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						
0945/0878	1/25/2002	WD	Q	I		60,000
GRANTOR: JERRY GIFFORD						
GRANTEE: JULIAN H MCCRANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 BAS= N18 W18 S18 E18$ W18 S25 E40 N25$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	0		00	0.00	0.00	1.21	AC		1.00	1.00	1.00	11,500.00	11,500.00	13,915							

REVIEW DATE 01/24/2024 BY JB Total Acres: 1.21 Total Land Value: 13,915 Market: 0 Agricultural: 0 Common: 13,915 PRINTED 11/20/2025 BY SYS