

COMM NW COR OF SEC, E 1374.15 FT
650.54 FT, S 1267.32 FT TO N R/W
57.43 FT, W 588.18 FT, N 1275.47

MCCANTS BRIAN CHRISTOPHER/MCCANTS DANIELLE CHRISTI
425 SE FAMILY RD
LAKE CITY, FL 32025

2026

13-5S-17-09221-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2024	1,984	227,955
TOTALS	1,984			1,984	227,955

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2024
2	0030	BARN,MT	0 100	0	0	1.00	UT	21,600.00	21,600.00	100	2024
3	0166	CONC,PAVMT	0 100	0	0	1.00	UT	900.00	900.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100					1.00	AC	
2	5600	A	TIMBER 3	100					11.64	AC	
3	5910	A	SWAMP/CYPRES	100					6.48	AC	
4	9910	M	MKT. VAL. AG	100					18.12	AC	

REVIEW DATE 03/07/2023 BY JB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	1,984	115.0000	118.45	235,005	2023	2023	0	0	0	97.00
1 MANUF 3		100% - 2024				Heated Area: 1984			HX Base Yr 2024		
BAS 2024											

425 SE FAMILY RD, LAKE CITY											
						BLD DATE		LGL DATE	04/08/2025		
						XF DATE		LAND DATE	MLU		
						INC DATE		AG DATE			

TOTAL OB/XF											
29,500											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100					1.00	AC	
2	5600	A	TIMBER 3	100					11.64	AC	
3	5910	A	SWAMP/CYPRES	100					6.48	AC	
4	9910	M	MKT. VAL. AG	100					18.12	AC	

Total Acres: 19.12 Total Land Value: 9,530 Market: 108,720 Agricultural: 3,530 Common: 6,000

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		227,955	
TOTAL MARKET OB/XF VALUE		29,500	
TOTAL LAND VALUE - MARKET		114,720	
TOTAL MARKET VALUE		266,985	
SOH/AGL Deduction		71,340	
ASSESSED VALUE		195,645	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		144,923	
TOTAL JUST VALUE		372,175	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,525	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051682	Generator	0	12/03/2024
000045400	Storage Building	30,000	09/08/2022
000045165	Mobile Home		08/12/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1466/843	5/06/2022	WD	Q	V	01	92, 500	
GRANTOR: RAYDIENT LLC							
GRANTEE: MCCANTS BRIAN CHRIS							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=18,10] E64 S31 W64 N31 \$											

OTHER ADJUSTMENTS AND NOTES											

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