COMM PT OF INTERS OF E R/W CR-13
SEC, RUN E 210.11 FT FOR POB, RU
FT, N 34 DEG E 271.54 FT, N 53 D

MCCRAY MICHAEL T/MCCRAY SANDRA M
1877 SW TOMAKA TER
LAKE CITY, FL 32025

2026

17-4S-17-08418-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	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

4008 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,754
TOTAL LAND VALUE - MARKET	98,098
TOTAL MARKET VALUE	102,852
SOH/AGL Deduction	0
ASSESSED VALUE	102,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,852
TOTAL JUST VALUE	102,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,852

LAND:1:1: JOINS 08583-008, 30.03 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053826	Mobile Home		08/12/2025
000052152	Electrical Servic	0	01/27/2025
10506	M H	30	11/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1463/2287	4/05/2022	LE	U	I	14	100
GRANTOR: MCCRAY MICHAEL TISON						
GRANTEE: MCCRAY FAMILY TRUST						
0775/0179	5/20/1993	WD	U	V	12	72,000
GRANTOR: JOSEPH KARGULA						
GRANTEE: MIKE MCCRAY						

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
2	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	
3	0296	SHED METAL	0	0	20	10	1.00	UT	500.00	500.00	50	1996	1996	3	50	250	
4	0296	SHED METAL	0	0	8	14	1.00	UT	500.00	500.00	50	2000	2000	3	50	250	
5	0140	CLFENCE 6	0	0	0	0	330.00	UT	3.80	3.80	100	2000	2000	3	100	1,254	
6	0060	CARPORT F	0	0	12	18	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF 4,754

LAND DESCRIPTION

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	1001	C	MISC COMMERC	0		00	0.00	0.00	10.01	AC		1.00	1.00	0.70	14,000.00	9,800.00	98,098							

REVIEW DATE 08/26/2025 BY randall Total Acres: 10.01 Total Land Value: 98,098 Market: 0 Agricultural: 0 Common: 98,098 PRINTED 11/18/2025 BY SYS