COMM NW COR OF NW1/4 OF SW1/4,
E 491.48 FT TO E LINE OF W 30
AC OF W1/2 OF W1/2 OF SW1/4, S

MCGRIFF BRADLEY/LESLIE MCGRIFF
1558 SE COUNTY RD 349
LAKE CITY, FL 32025

2026

25-5S-17-09387-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

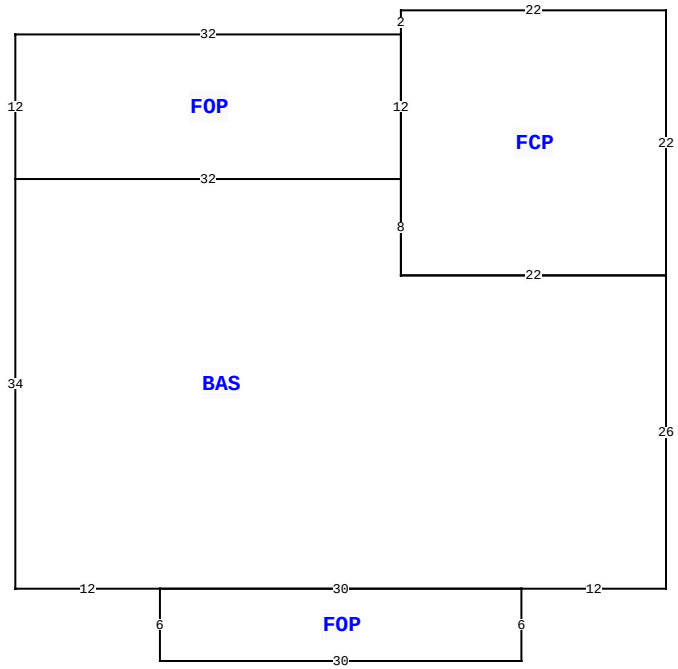
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100		1,660	203,599
FCP	484	25		121	14,841
FOP	180	30		54	6,623
FOP	384	30		115	14,104
TOTALS	2,708			1,950	239,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,950	114.0720	127.76	249,132	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1660 HX Base Yr 2022



1558 SE COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,167
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		251,187
SOH/AGL Deduction		38,929
ASSESSED VALUE		212,258
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,536
TOTAL JUST VALUE		334,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41044	SFR		12/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0750	11/12/2020	WD	U	V	30	100
GRANTOR: LESLIE WITT MCGRIFF &						
GRANTEE: BRADLEY A & LESLIE						
1352/2077	1/31/2018	WD	U	V	11	0
GRANTOR: KENNETH & LOUISE M WI						
GRANTEE: LESLIE WITT MCGRIFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] S34 E12 E30 E12 N26 W22 N8 W32 $
FOP=[ORIG=70,-2] S12 E32 N12 W32 $
FCP=[ORIG=102,-4] S2 S12 S8 E22 N22 W22 $
FOP=[ORIG=82,44] S6 E30 N6 W30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 10/05/2021 BY TW Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 11/18/2025 BY SYS