

BEG NW COR OF E1/2 OF NE1/4 OF S
FT, S 420 FT, W 210 FT, N 420 FT
COMM NE COR OF W1/2 OF NE1/4 OF

MCRAE BENJAMIN MARCUS/MCRAE STACY
840 SE COUNTY ROAD 349
LAKE CITY, FL 32025

2026

26-5S-17-09394-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 04 04

DOR CODE 0200 MOBILE HOME

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	1,344	100		1,344	32,756
FOP	88	35		31	756

TOTALS 1,432 1,375 33,512

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.49	AC		1.00	1.00	1.00	14,000.00	14,000.00	6,860							

REVIEW DATE 08/28/2017 BY BC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,375	101.5550	60.93	83,779	1976	1976	0	0	0	60.00	40.00	

1 MOBILE HME 100% - 2025

Heated Area: 1344

HX Base Yr 2025

24

56

24

33

11

11

8

8

BAS

FOP

840 SE COUNTY ROAD 349 , LAKE CITY

TOTAL OB/XF														13,700			
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
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2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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2	0000	C	VAC RES	100		A-1	0.00	0.00	0.49	AC		1.00	1.00	1.00	14,000.00	14,000.00	6,860							

REVIEW DATE 08/28/2017 BY BC

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		33,512
TOTAL MARKET OB/XF VALUE		13,700
TOTAL LAND VALUE - MARKET		34,860
TOTAL MARKET VALUE		82,072
SOH/AGL Deduction		0
ASSESSED VALUE		82,072
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		31,350
TOTAL JUST VALUE		82,072
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		82,072

XFOB:1:1: 1976 GRANADA R11021029A & R11021029B

BLDG:1:1: GRANDA R11021029A & R11021029B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27818	M H	441	05/18/2009
15924	PUMP/UTPOL	30	08/19/1999
14944	M H	125	01/15/1999

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1906	3/26/2024	QC	U	I	11	100

GRANTOR: ROBINSON WONELL

GRANTEE: MCRAE BENJAMIN MARC

0923/1142 3/27/2001 WD Q V 01 1,500

GRANTOR: MYRA GRAMLING

GRANTEE: WONELL ROBINSON (0.

BUILDING NOTES

BUILDING DIMENSIONS	
BAS= W56 S24 E33 FOP= S8 E11N8 W11\$ E23 N24\$.	

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PRINTED 10/07/2025 BY SYS