

MCCRAY COREY J/MCCRAY JENALYN S
204 SW SURREAL CT
LAKE CITY, FL 32024

27-4S-16-03208-210

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08

HARDIE BRD 100 IRREGULAR 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms Frame

030514150304

COMP SHNGL 100 DRYWALL 100 CARPET 70 HARDTILE 30 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100

Stories Architectual Units Condition Adj Kitchen Adjus

1.050301

1. 100 CONV 100 0 100 03 100 01 100

Quality

05 05

DOR CODE

5000 IMPROVED AG

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

27416.001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BASFCPFOPUSTUUS

2,319552301802648161002530304550

2,319138954119408224,31113,3498715,22311,51039,465

TOTALS

4,1613,047294,729

EXTRA FEATURES

204 SW SURREAL CT, LAKE CITY

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDIPTH FACT% CONDTOT ADJUNIT PRICELAND VALUENOTES

120010000983.00UT2.002.001002004200431001,966

20070CARPORT UF01001830540.00UT3.003.001002004200431001,620

30252LEAN-TO W/01001012120.00UT2.502.50100200420043100300

40294SHED WOOD/01001012120.00UT14.0014.001002004200431001,680

LAND DESCRIPTION

TOTAL OB/XF5,566

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDIPTH FACT% CONDTOT ADJUNIT PRICELAND VALUENOTES

10100CSFR100A-10.000.001.00AC1.001.001.007,500.007,500.007,500

25500ATIMBER 20A-10.000.0015.10AC1.001.001.00445.00445.006,720

39910MMKT.VAL.AG0A-10.000.0015.10AC1.001.001.007,500.007,500.00113,250

REVIEW DATE07/17/2019BYKR

Total Acres: 16.10Total Land Value: 14,220Market: 113,250Agricultural: 6,720Common: 7,500PRINTED 11/17/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,047109.3190122.44373,075200420040021.0079.00

1 SINGLE FAM 100% - 2005Heated Area: 2319HX Base Yr 2005

23112424

FCPUST

23112424

UUS

151212151666

FOP

151212151666

BASFOP

BLD DATEXF DATEINC DATE

04/08/2025MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE294,729

TOTAL MARKET OB/XF VALUE5,566

TOTAL LAND VALUE - MARKET120,750

TOTAL MARKET VALUE314,515

SOH/AGL Deduction108,458

ASSESSED VALUE206,057

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE155,335

TOTAL JUST VALUE421,045

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE424,776

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / CD RSN SALE PRICE

1174/15305/29/2009WDQV0154,000

GRANTOR: RYAN & STEPHANIE BUNT

GRANTEE: COREY & JENALYN S M

1001/258711/25/2003WDQV31,900

GRANTOR: WALTER EARLY RUSSELL

GRANTEE: CORY J & JENALYN S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W15 S12 E15 N12\$ S12 W42 S32 E15 N3 E11 FOP= S5 E6 N5 W6\$ E16 S7 E22 N48\$ PTR= N30 UST= N24 W11 FCP= W23 S24 E23 N24\$ S24 E11\$ S30 PTR= N30 E40 UUS= E34 N24 W34 S24\$ S30 W40\$.