

SW1/4 OF NE1/4 OF SE1/4.
809-2064, WD 1025-344, QC 1163-9

MCRAE CHRISTOPHER P
243 SW SUMAC LN
LAKE CITY, FL 32024

2026

28-4S-16-03231-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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 Units	01	CONV 100 0 100

Quality	05 05		
DOR CODE	5000IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	28416.00 1.00/		

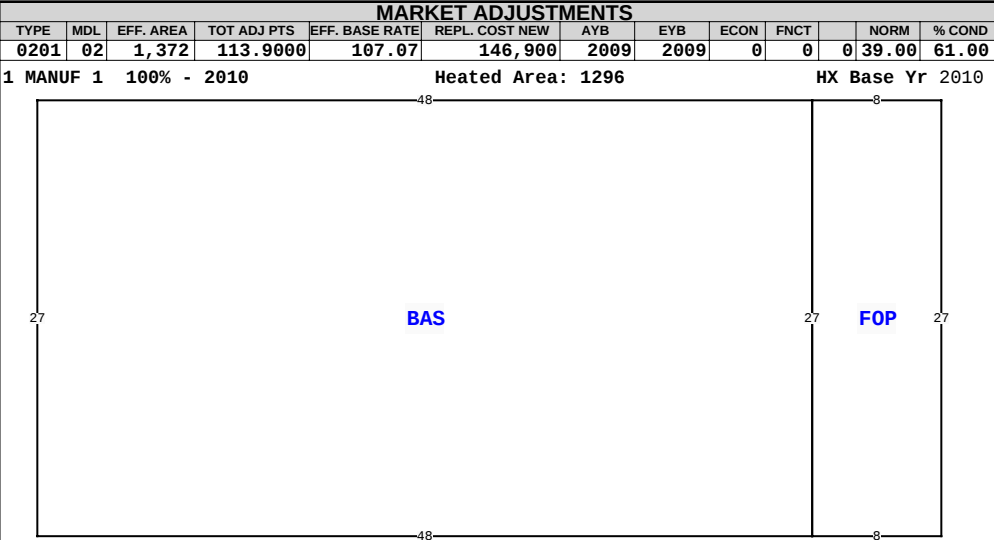
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	84,645
FOP	216	35		76	4,964

TOTALS	1,512			1,372	89,609
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0166	CONC,PAVMT	0	100	0	0	696.00	UT	2.50	2.50	
3	0296	SHED METAL	0	100	10	20	200.00	UT	11.00	11.00	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC	1.00
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.00	AC	1.00
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC	1.00

REVIEW DATE	11/19/2024	BY	JS
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

243 SW SUMAC LN, LAKE CITY 04/07/2025 MLU

TOTAL OB/XF											
5,340											

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Total Acres: 10.00 Total Land Value: 13,005 Market: 81,000 Agricultural: 4,005 Common: 9,000

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 3											

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		89,609
TOTAL MARKET OB/XF VALUE		5,340
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		107,954
SOH/AGL Deduction		46,514
ASSESSED VALUE		61,440
TOTAL EXEMPTION VALUE		36,440
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		184,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050754	Roof Replacement	8,500	09/06/2024
27530	M H	665	12/19/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1163/0918	12/03/2008	WD	Q	V		67,500	
GRANTOR: THOMAS & AMANDA PRIES							
GRANTEE: CHRISTOPHER MCRAE							
1163/0916	12/03/2008	QC	Q	V	01	100	
GRANTOR: KAY & ROBERT PRIEST							
GRANTEE: THOMAS & AMANDA PRI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W48 S27 E48 FOP= E8 N27 W8 S27\$ N27\$.											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 11/17/2025 BY SYS