LOT 7 BLOCK 2 HIGHLANDS S/D.

407-392, WD 1304-1414,

MCCRANIE LANDS I, LLC
P O BOX 1945
LAKE CITY, FL 32056

2026

30-3S-17-05890-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

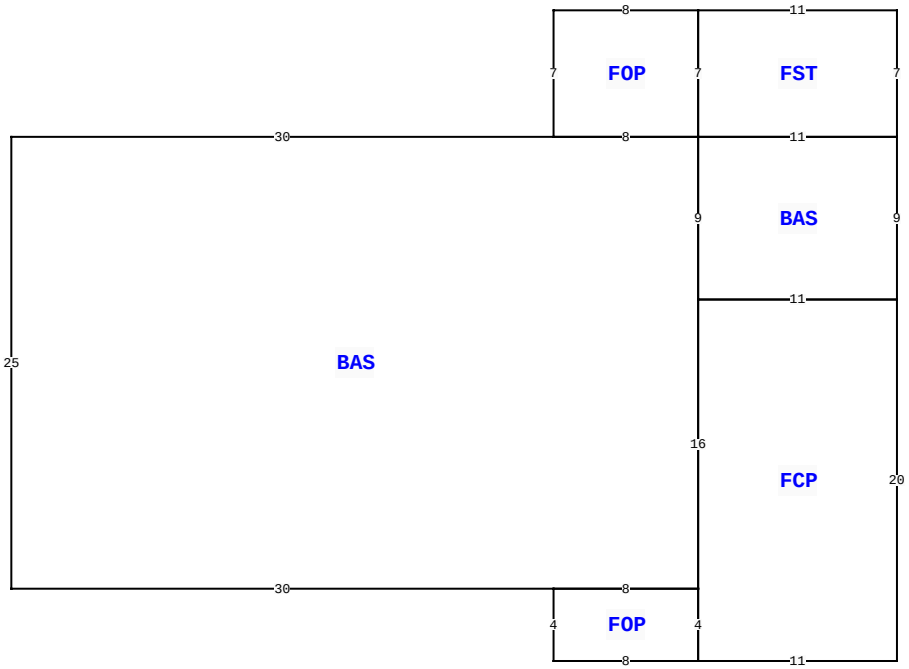
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100		99	8,039
BAS	950	100		950	77,138
FCP	220	25		55	4,466
FOP	32	30		10	812
FOP	56	30		17	1,381
FST	77	55		42	3,411
TOTALS	1,434			1,173	95,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,173	111.5370	124.92	146,531	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1049 HX Base Yr



875 NW INDIAN SHORE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	95,245
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	9,512
TOTAL MARKET VALUE	105,107
SOH/AGL Deduction	0
ASSESSED VALUE	105,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,107
TOTAL JUST VALUE	105,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1414	11/12/2015	WD	U	I	11	100

GRANTOR: JULIAN H MCCRANIE JR

GRANTEE: MCCRANIE LANDS I, L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S25 E30 FOP= S4 E8 N4 W8$ E8 FCP= S4 E11 N20 W11S16$ N16BAS= E11 N9 W11 S9$ N9 FST= E11 N7 W11 S7$ FOP= N7 W8 S7 E8$ W8$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 350

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	0100	C	SFR	0		00	0.00	0.00	10,012.72	SF		1.00	1.00	1.00	0.95	0.95	9,512							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.23 Total Land Value: 9,512 Market: 0 Agricultural: 0 Common: 9,512 PRINTED 11/19/2025 BY SYS