LOT 15 BLOCK 5 HIGHLANDS S/D.

300-118, 689-676, 745-1400, 931-

GRAINGER INVESTMENTS LLC
P O BOX 531
LAKE BUTLER, FL 32054

2026

31-3S-17-05935-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

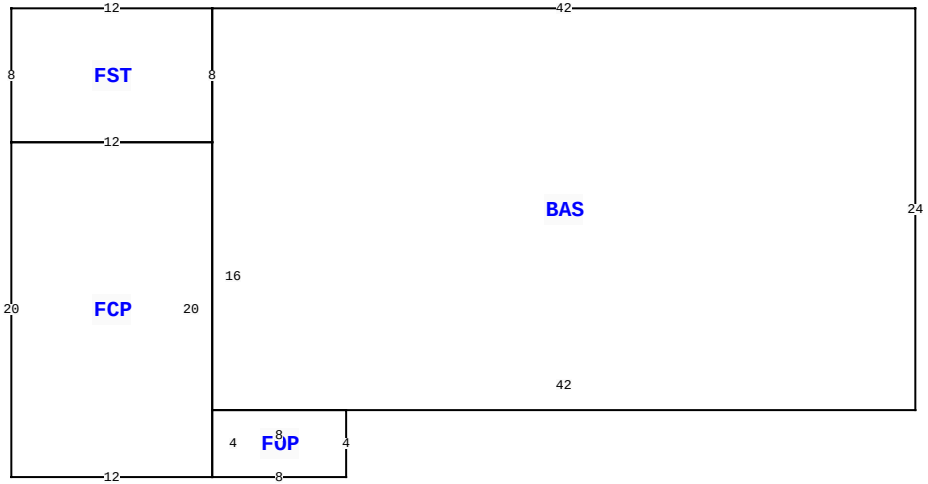
NEIGHBORHOOD/LOC 30317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	84,206
FCP	240	25		60	5,012
FOP	32	30		10	835
FST	96	55		53	4,428
TOTALS	1,376			1,131	94,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,131	114.7500	128.52	145,356	1964	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1008 HX Base Yr



1224 NW ASHLEY ST, LAKE CITY

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

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	1993	1993	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	94,481
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	11,610
TOTAL MARKET VALUE	106,891
SOH/AGL Deduction	0
ASSESSED VALUE	106,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,891
TOTAL JUST VALUE	106,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,891

SALE:1:1: LOT 15, BLK 5, HIGHLANDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/38	3/22/2021	WD	Q	I	05	230,000
GRANTOR: MCCRAINE LANDS I, LLC						
GRANTEE: GRAINGER INVESTMENT						
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= W42 FST= W12 S8 E12 N8$S8 FCP= W12 S20 E12 N20$ S16 FOP= S4 E8 N4 W8$ E42 N24$.

LAND DESCRIPTION

TOTAL OB/XF 800

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		*RSF-2	0.00	0.00	12,221.22	SF		1.00	1.00	1.00	0.95	0.95	11,610							

REVIEW DATE 08/12/2016 BY DF Total Acres: 0.28 Total Land Value: 11,610 Market: 0 Agricultural: 0 Common: 11,610 PRINTED 11/17/2025 BY SYS