LOT 10 BLOCK 1 HOLLIDAY HEIGHTS
625-340, 699-582, 810-1199, WD 1

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

2026

31-3S-17-06111-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

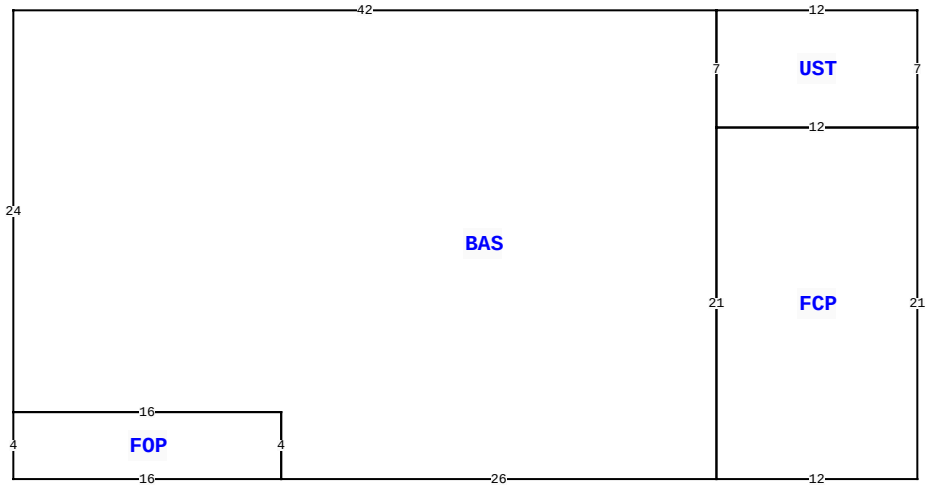
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100		1,112	98,264
FCP	252	25		63	5,567
FOP	64	30		19	1,679
UST	84	45		38	3,358
TOTALS	1,512			1,232	108,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,232	121.3800	135.95	167,490	1960	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1112 HX Base Yr



540 NW GWEN LAKE AVE, 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	108,868
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	12,432
TOTAL MARKET VALUE	121,700
SOH/AGL Deduction	0
ASSESSED VALUE	121,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,700
TOTAL JUST VALUE	121,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,700

SALE:1:1: LOT 10 BLK 1 HOLIDAY HGTS

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: MCCRANIE LANDS II, LL						
GRANTEE: GRAINGER INVESTMENT						
1304/1419	11/12/2015	WD	U	I	11	100
GRANTOR: JULIAN H MCCRANIE JR						
GRANTEE: MCCRANIE LANDS II,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S24 FOP= S4 E16 N4 W16$ E16 S4 E26 FCP= E12 N21 W12 S21$ N21 UST= E12 N7 W12 S7$ N7$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 400

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-3	0.00	0.00	13,085.96	SF		1.00	1.00	1.00	0.95	0.95	12,432							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.30 Total Land Value: 12,432 Market: 0 Agricultural: 0 Common: 12,432 PRINTED 11/19/2025 BY SYS