

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

33-3S-17-06499-000

BUILDING CHARACTERISTICS

ELEMENTCD

05

AVERAGE 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 90

06

VINYL ASB 10

03

CENTRAL 100

04

AIR DUCTED 100

3 100

2 100

NONE 100

1.

1. 100

CONV 100

0 100

02

02 100

01 100

05

05

0100

SINGLE FAMILY

MAP NUM

MKT AREA

07

NEIGHBORHOOD/LOC

33317.090

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,666

100

1,666

112,860

FOP

60

30

18

1,219

UOP

230

20

46

3,116

TOTALS

1,956

1,730

117,196

EXTRA FEATURES

L N

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

0120

CLFENCE 4

0

0

0

0

1.00

UT

0.00

0.00

100

2004

2004

3

100

200

2

0294

SHED WOOD/

0

0

0

0

1.00

UT

0.00

0.00

100

2012

2012

3

100

200

3

0252

LEAN-TO W/

0

0

0

0

1.00

UT

0.00

0.00

100

2012

2012

3

100

100

4

0080

DECKING

0

0

0

0

1.00

UT

0.00

0.00

100

2012

2012

3

100

50

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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/M

118.00

120.00

1.00

LT

1.00

1.00

1.50

7,000.00

10,500.00

10,500

REVIEW DATE

01/04/2017

BY

DF

Total Acres:

0.33

Total Land Value:

10,500

Market:

0

Agricultural:

0

Common:

10,500

PRINTED 11/19/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,730

93.0510

104.22

180,301

1978

1978

0

0

0

35.00

65.00

1 SINGLE FAM

0% - 0

Heated Area: 1666

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

234 SE JAMES AVE, LAKE CITY

TOTAL OB/XF

550

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

117,196

TOTAL MARKET OB/XF VALUE

550

TOTAL LAND VALUE - MARKET

10,500

TOTAL MARKET VALUE

128,246

SOH/AGL Deduction

0

ASSESSED VALUE

128,246

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

128,246

TOTAL JUST VALUE

128,246

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

128,246

SALE:2:1: PART BLK B & C HIGHLAND ESTATES

LAND:1:1: 14,896SF (9,750=STD). 0.35 AC

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

1297/2459

7/01/2015

CT

U

I

18

100

GRANTOR: CLERK OF COURT (CICH

GRANTEE: JULIAN N MCCRANIE J

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S44 E3 S10 E17 FOP= E6 N10 W6 S10\$ N10 E14 N11 UOP= E10 N23 W10 S23\$ N33\$.