LOT 5 BLOCK 4 PINEMOUNT VILLAGE
409-509, WD 1304-1419,

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

2026

34-3S-16-02474-008

BUILDING CHARACTERISTICS

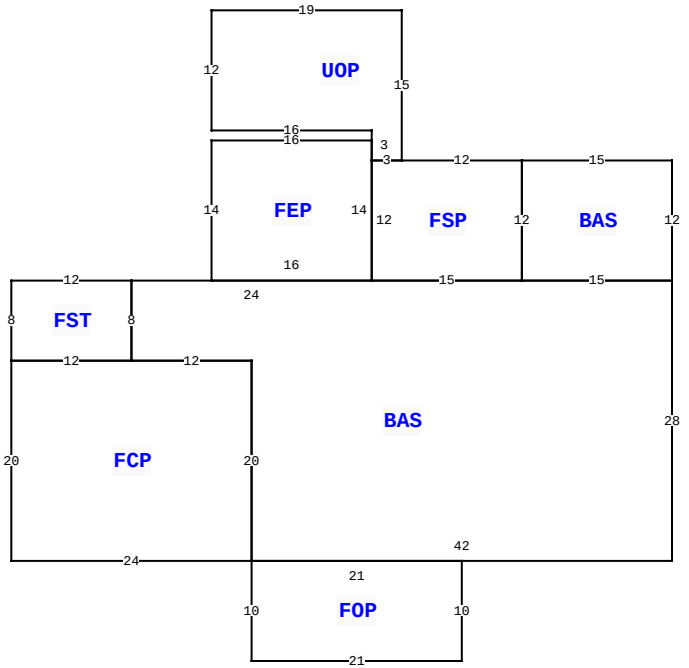
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	34316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	14,815
BAS	1,272	100		1,272	104,690
FCP	480	25		120	9,876
FEP	224	80		179	14,732
FOP	210	30		63	5,185
FSP	180	40		72	5,926
FST	96	55		53	4,362
UOP	237	20		47	3,868
TOTALS	2,879			1,986	163,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	113.0580	126.62	251,467	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1452 HX Base Yr



137 SW HAVANNA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,454
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	24,975
TOTAL MARKET VALUE	190,829
SOH/AGL Deduction	0
ASSESSED VALUE	190,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,829
TOTAL JUST VALUE	190,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26684	MAINT/ALTR	40	01/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1419	11/12/2015	WD	U	I	11	100

GRANTOR: JULIAN H MCCRANIE JR

GRANTEE: MCCRANIE LANDS II,

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W15 S12 E15$ BAS= W15 FSP= N12 W12 UOP= N15 W19 S12 E16 S3 E3$ W3 S12 E15$ W15 FEP= N14 W16 S14 E16$ W24 FST= W12 S8 E12 N8$ S8 FCP= W12 S20 E24 N20 W12$ E12 S20 FOP= S10 E21 N10 W21$ E42 N28$.

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	400	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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-1	133.00	531.00	1.00	LT		1.00	1.00	1.35	18,500.00	24,975.00	24,975							

REVIEW DATE 06/07/2023 BY KS Total Acres: 1.62 Total Land Value: 24,975 Market: 0 Agricultural: 0 Common: 24,975 PRINTED 11/07/2025 BY SYS