N E DIV: E 78 FT OF S 90 FT OF B
475-356, LE 1270-165 WD 1355-34,

MCRAE DWIGHT
738 NE COLORADO TERR
LAKE CITY, FL 32055

2026

00-00-00-10927-000

BUILDING CHARACTERISTICS

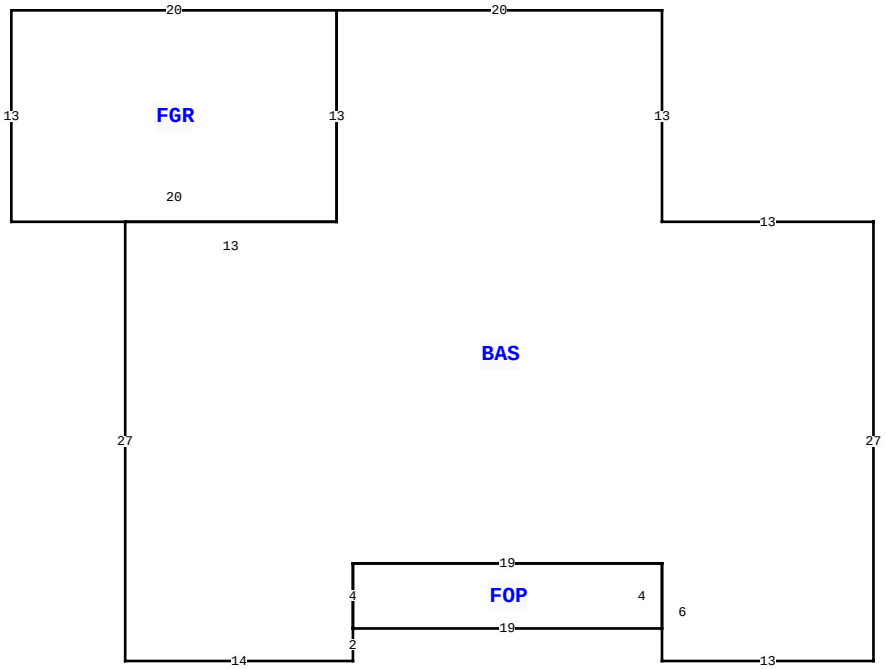
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100		1,388	127,812
FGR	260	55		143	13,168
FOP	76	30		23	2,118
TOTALS	1,724			1,554	143,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	119.5920	133.94	208,143	2008	2008	10	0	0	21.25	68.75

1 SINGLE FAM 0% - 2026 Heated Area: 1388 HX Base Yr



738 NE COLORADO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	143,098
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	3,334
TOTAL MARKET VALUE	147,832
SOH/AGL Deduction	0
ASSESSED VALUE	147,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,832
TOTAL JUST VALUE	147,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
888	SFR	0	06/23/2008
735	DEMOLISH	0	04/24/2008
0977			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1085	1/13/2026	WD	Q	I	01	181,800
GRANTOR: LA CROIX DAVID						
GRANTEE: MCRAE DWIGHT						
1552/584	10/17/2025	QC	U	I	11	100
GRANTOR: LA CROIX DAVID						
GRANTEE: LA CROIX DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N13 W20 FGR= W20 S13 E20 N13$ S13 W13 S27 E14 N2
FOP= E19 N4 W19 S4$ N4 E19 S6 E13 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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		*RMF-	190.00	78.00	7,020.00	SF		1.00	1.00	0.95	0.50	0.48	3,334							

REVIEW DATE 03/27/2026 BY TP Total Acres: 0.16 Total Land Value: 3,334 Market: 0 Agricultural: 0 Common: 3,334 PRINTED 06/30/2026 BY SYS