

W DIV: BEG 87 FT W OF NE COR RUN
 FT, N 150.8 FT, E 63 FT TO POB.
 MCFARLANE PARK S/D.

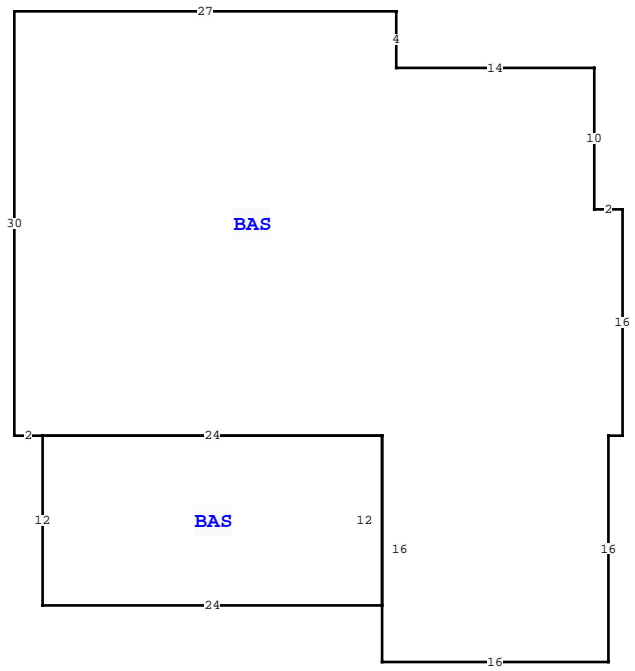
MCCRANIE MICHAEL J TRUSTEE
 295 NW COMMONS LOOP, SUITE 115-336
 LAKE CITY, FL 32055

2026

00-00-00-12495-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	12	HARDWOOD 10	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		4 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		6 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	288	100	
BAS	1,462	100	
TOTALS	1,750		1,750 63,402

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE LOW	0%	- 0	72.46	126,805	1930	1980	0	0	50.00	50.00	
			Heated Area: 1750			HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			63,402
TOTAL MARKET OB/XF VALUE			3,416
TOTAL LAND VALUE - MARKET			96,390
TOTAL MARKET VALUE			163,208
SOH/AGL Deduction			0
ASSESSED VALUE			163,208
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			163,208
TOTAL JUST VALUE			163,208
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1046/2134	5/19/2005	WD	Q	I	01	75,000
GRANTOR: CLINTON D MATTHEWS						
GRANTEE: MICHAEL JULIAN MCCR						
0682/0518	3/27/1989	WD	Q	I	06	6,000
GRANTOR: BURNS ROBERT						
GRANTEE: MATTHEWS & MCCRANIE						

EXTRA FEATURES		746 W DUVAL ST, LAKE CITY															
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	0200	GARAGE F	0	0	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC, PAVMT	0	0	49	50	2,450.00	UT	1.19	1.19	100	0	0	3	100	2,916	
3	0261	PRCH, UOP	0	0	12	14	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W27 S30 E2 BAS= S12 E24 N12 W24\$ E24 S16 E16 N16 E1 N16 W2 N10 W14 N4\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	1700	C	1STORY OFF	0		*CG	63.00	170.00	13,770.00	SF		1.00	1.00	1.00	7.00	7.00	96,390								