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

2027

00-00-00-12495-000

BUILDING CHARACTERISTICS

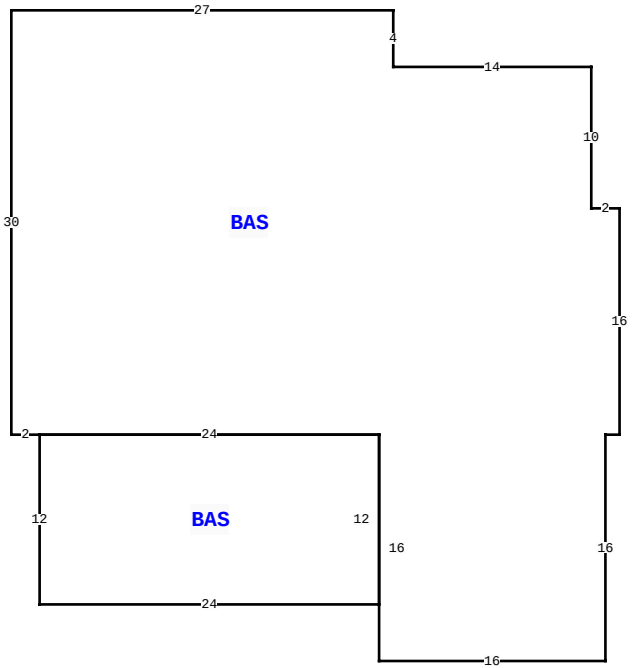
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	10,434
BAS	1,462	100		1,462	52,969
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
4900	04	1,750	97.9230	72.46	126,805	1930	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1750 HX Base Yr



746 W DUVAL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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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	163,208

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						

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 3,416

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	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							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.32 Total Land Value: 96,390 Market: 0 Agricultural: 0 Common: 96,390 PRINTED 11/17/2026 BY SYS