

W DIV: LOTS 1 & 2 BLOCK 2 MCFARL  
 COMM SE COR OF BLK 2 MCFARLANE P  
 134.20 FT FOR POB, W 100.09 FT,

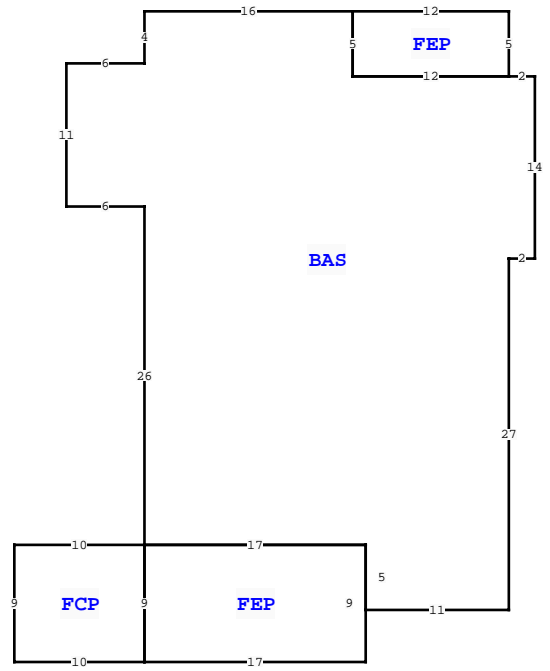
MCCRANIE LANDS II, LLC  
 P O BOX 1945  
 LAKE CITY, FL 32056

**2026**

00-00-00-12500-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		3 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	02	02 100	
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	1,237	100	
FCP	90	30	
FEP	60	80	
FEP	153	80	
TOTALS	1,540		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4900	04	1,434	78.8697	58.36	83,688	1915	1985	0	0	50.00	50.00		
1 OFFICE LOW 0% - 0 Heated Area: 1237 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			41,844
TOTAL MARKET OB/XF VALUE			1,400
TOTAL LAND VALUE - MARKET			83,300
TOTAL MARKET VALUE			126,544
SOH/AGL Deduction			436
ASSESSED VALUE			126,108
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			126,108
TOTAL JUST VALUE			126,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/2026	3/09/2021	QC	U	I	11	0
GRANTOR: CITY OF LAKE CITY						
GRANTEE: MCCRANIE LANDS II,						
1304/1419	11/12/2015	WD	U	I	11	100
GRANTOR: JULIAN H MCCRANIE JR						
GRANTEE: MCCRANIE LANDS II,						

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	0296	SHED METAL	0	0	8 12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0260	PAVEMENT-A	0	0	0 0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	
3	0166	CONC, PAVMT	0	0	0 0	1.00	UT	0.00	0.00	100	2001	2001	3	100	100	

TOTAL OB/XF													
796 W DUVAL ST, LAKE CITY													
1,400													

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS= W16 S4 W6 S11 E6 S26 FCP= W10 S9 E10N9\$ FEP= S9 E17 N9 W 17\$ E17 S5 E11 N27 E2N14 W2 FEP= N5 W12 S5 E12 \$ W12 N5\$.													

LAND DESCRIPTION																								
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	100.00	119.00	11,900.00	SF		1.00	1.00	1.00	7.00	7.00	83,300							