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

2027

00-00-00-12500-000

BUILDING CHARACTERISTICS

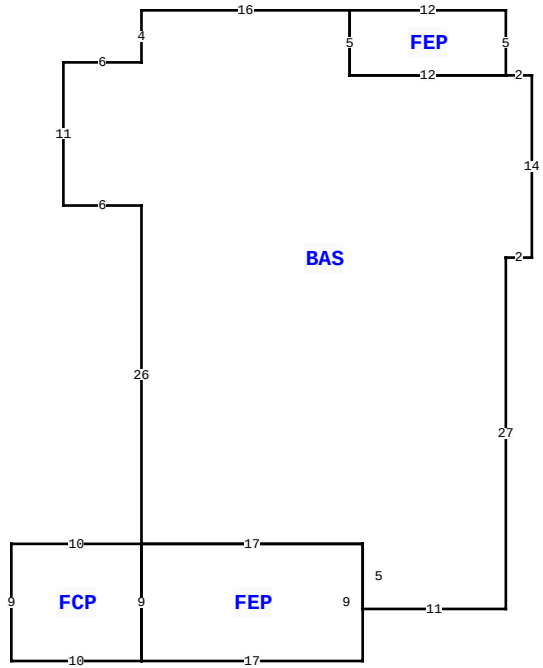
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,237	100		1,237	36,096
FCP	90	30		27	788
FEP	60	80		48	1,401
FEP	153	80		122	3,560
TOTALS	1,540			1,434	41,844

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	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1237 HX Base Yr



796 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	0
ASSESSED VALUE	126,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,544
TOTAL JUST VALUE	126,544
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,544

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,						

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

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	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							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.27 Total Land Value: 83,300 Market: 0 Agricultural: 0 Common: 83,300 PRINTED 11/17/2026 BY SYS