E DIV: BEG 105 FT E OF SW COR
BLOCK 252, RUN N 145.27 FT TO
S R/W DUVAL ST, E ALONG R/W

MCRAE T BRADLEY PA
318 E DUVAL STREET
LAKE CITY, FL 32055

2027

00-00-00-13221-000

BUILDING CHARACTERISTICS

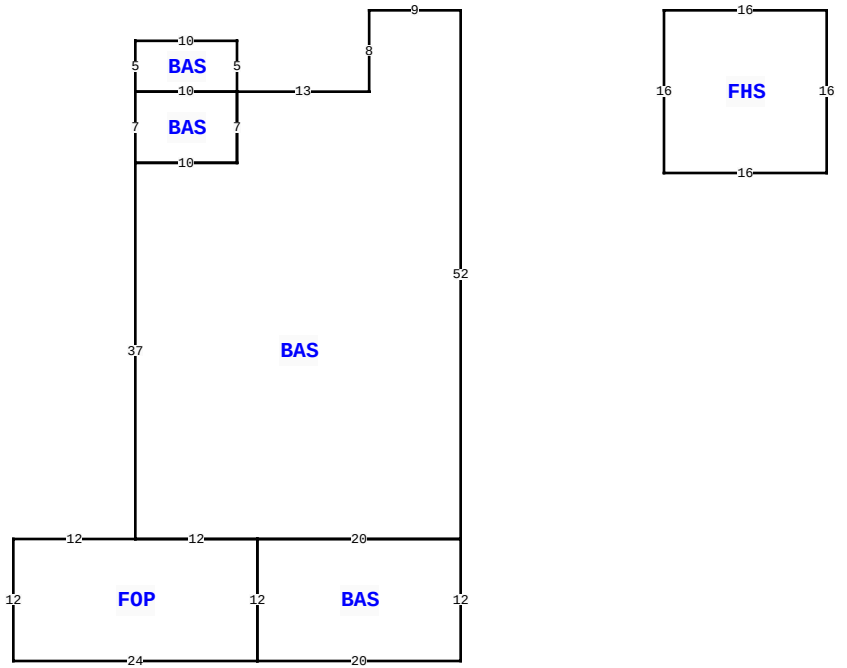
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	50	100		50	3,572
BAS	70	100		70	5,000
BAS	240	100		240	17,144
BAS	1,410	100		1,410	100,723
FHS	256	60		154	11,001
FOP	288	30		86	6,143
TOTALS	2,314			2,010	143,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	99.9100	109.90	220,899	1907	1990	0	0	0	35.00	65.00

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



318 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	143,584
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	29,103
TOTAL MARKET VALUE	176,287
SOH/AGL Deduction	0
ASSESSED VALUE	176,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,287
TOTAL JUST VALUE	176,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/2307	3/18/2005	WD	Q	I		125,000
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: T BRADLEY MCRAE, P						
1035/2106	1/14/2005	WD	U	I	08	95,000
GRANTOR: JOHN E WALL JR & HAZE						
GRANTEE: RESULTS REALTY OF N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S8 W13 BAS= N5 W10 S5 BAS= S7 E10N7 W10$ E10$ S7 W10S37FOP= W12 S12 E24 N12 W12$ E12 BAS= S12 E20 N12 W20$ E20 N52$ PTR= E20 FHS= S16 E16 N16 W16$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	1900	C	PROF BLDG	0		*CG	0.00	0.00	10,583.00	SF		1.00	1.00	1.00	2.75	2.75	29,103							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.24 Total Land Value: 29,103 Market: 0 Agricultural: 0 Common: 29,103 PRINTED 11/17/2026 BY SYS