

E DIV:N1/2 OF SW1/4 BLOCK 252.  
 ORB 490-529, 594-096, 646-113,  
 712-274, 719-441, 828-234,

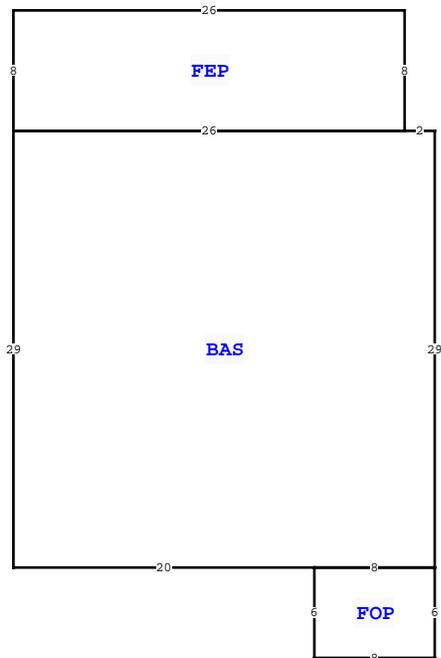
MCRAE T BRADLEY, PA  
 318 E DUVAL ST  
 LAKE CITY, FL 32055

**2026**

00-00-00-13225-000

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	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	02	02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	812	100	
FEP	208	80	
FOP	48	30	
TOTALS	1,068		992
			35,508

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SINGLE FAM	0%	- 0										
Heated Area: 812 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			35,508
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			9,188
TOTAL MARKET VALUE			44,696
SOH/AGL Deduction			0
ASSESSED VALUE			44,696
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			44,696
TOTAL JUST VALUE			44,696
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			44,076

SALE:2:1: REPO \$ .55 STAMPS  
 LAND:2:1: 50 X 105 WHEN LAND NOT SEPERATED  
 LAND:1:1: 5250 SF TOTAL:2625 SF AE/Y:2625 AE/N-2ND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1087/2345	6/22/2006	WD Q	I			195,000
GRANTOR: RONALD COLE & COLE RE						
GRANTEE: T BRADLEY MCRAE PA						
0988/1670	7/14/2003	WD Q	I			25,000
GRANTOR: DENISON						
GRANTEE: RONALD COLE & COLE						

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

TOTAL OB/XF														0										
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	0100	C	SFR	0		*RSF-	325.00	105.00	2,625.00	SF		1.00	1.00	1.00	1.75	1.75	4,594							
2	0100	C	SFR	0		00	25.00	105.00	2,625.00	SF		1.00	1.00	1.00	1.75	1.75	4,594							

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS= W2 FEP= N8 W26 S8 E26S26 S29 E20 FOP= S6 E8 N6 W8S E8 N29S.