E DIV: LOT 4 THOMPSON S/D. (BLOC
391-23, 748-2025, 933-740,

MCGRATH DENNIS P/MCGRATH SANDRA E
168 SE MCRAY AVE
LAKE CITY, FL 32025

**2027**

**00-00-00-13263-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

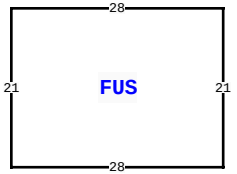
NEIGHBORHOOD/LOC 860317.00 1.00/

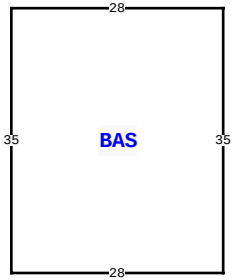
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 980 | 100 | | 980 | 62,273 |
| FUS | 588 | 100 | | 588 | 37,364 |
| TOTALS | 1,568 | | | 1,568 | 99,637 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,568 | 88.8772 | 97.76 | 153,288 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1568 HX Base Yr




168 SE MCCRAY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 99,637 |
| TOTAL MARKET OB/XF VALUE | 50 |
| TOTAL LAND VALUE - MARKET | 9,135 |
| TOTAL MARKET VALUE | 108,822 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 108,822 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,822 |
| TOTAL JUST VALUE | 108,822 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 110,636 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0933/0740 | 8/12/2001 | WD | Q | I | | 30,000 |

GRANTOR: FRANCIS & MARY LOUGHR

GRANTEE: DENNIS & SANDRA MCG

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 S35 E28 N35$ PTR= N30FUS= N21 W28 S21 E28$ S30$.

## 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 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 50

| 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 | 0100 | C | SFR | 0 | | *RSF | -360.00 | 101.00 | 6,090.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 9,135 | | | | | | | |

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.14 Total Land Value: 9,135 Market: 0 Agricultural: 0 Common: 9,135 PRINTED 11/17/2026 BY SYS