E DIV: LOT 9 BLK A GRAY'S S/D.
ORB 826-247, 826-248,
882-2168,

MOULTRIE LAQUELA T
266 SE MCCRAY AVE
LAKE CITY, FL 32025

**2027**

**00-00-00-13318-009**

## BUILDING CHARACTERISTICS

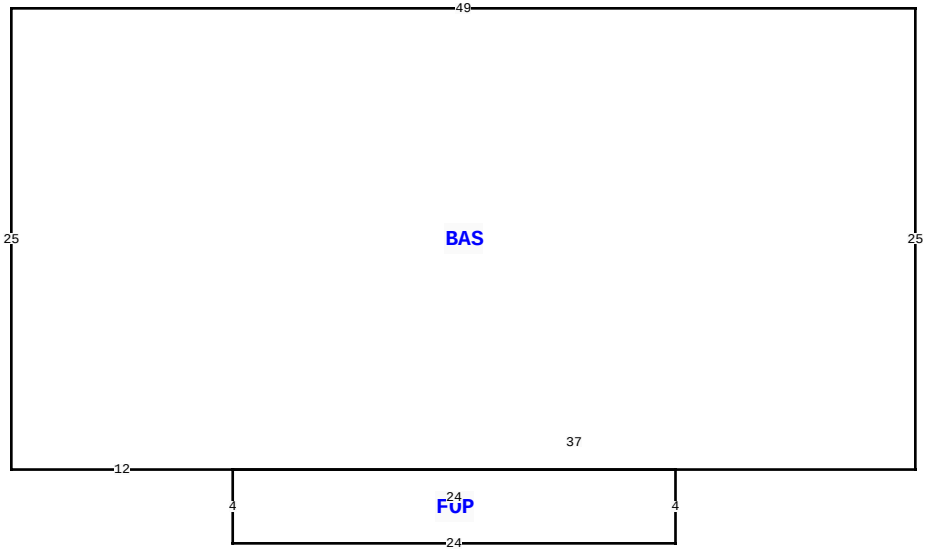
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 32317.120 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,225 | 100 | | 1,225 | 112,511 |
| FOP | 96 | 30 | | 29 | 2,663 |
| TOTALS | 1,321 | | | 1,254 | 115,174 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,254 | 117.6000 | 129.36 | 162,217 | 1996 | 1996 | 0 | 0 | 0 | 29.00 | 71.00 |

1 SINGLE FAM 100% - 2000 Heated Area: 1225 HX Base Yr 2000




266 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 | | 115,174 |
| TOTAL MARKET OB/XF VALUE | | 2,099 |
| TOTAL LAND VALUE - MARKET | | 15,300 |
| TOTAL MARKET VALUE | | 132,573 |
| SOH/AGL Deduction | | 42,067 |
| ASSESSED VALUE | | 90,506 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 39,095 |
| TOTAL JUST VALUE | | 132,573 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 134,665 |

SALE:1:1: SEE ORB 826-247 ALSO

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 801 | SFR | 202 | 09/06/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0882/2168 | 6/17/1999 | WD | Q | I | | 57,000 |
| GRANTOR: MEARS | | | | | | |
| GRANTEE: L MOULTRIE | | | | | | |
| 0826/0248 | 8/02/1996 | WD | Q | V | | 7,500 |
| GRANTOR: HARWELL ESTATE | | | | | | |
| GRANTEE: ROBERT MEARS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W49 S25 E12 FOP= S4 E24N4 W24$ E37 N25$.

## 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 | 100 | 0 | 0 | 466.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 699 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,099

| 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 | 100 | | RSF-1 | 85.00 | 120.00 | 10,200.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 15,300 | | | | | | | |

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.23 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 11/17/2026 BY SYS