E DIV: LOT 1 BLOCK 289 BLOCK B G
619-166, 837-2416, WD 1088-885,

BISPO BRYAN JOSEPH
308 SE MCCRAY AVE
LAKE CITY, FL 32025

**2026**

**00-00-00-13319-000**

## BUILDING CHARACTERISTICS

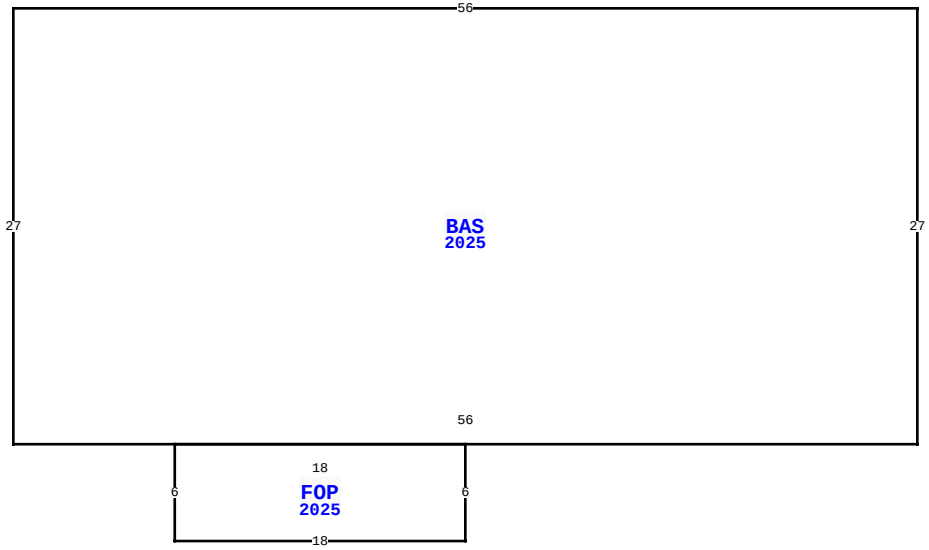
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior Floo | 00 | N/A 0 |
| 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 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 1,512 | 100 | 2025 | 1,512 | 160,758 |
| FOP | 108 | 35 | 2025 | 38 | 4,040 |
| TOTALS | 1,620 | | | 1,550 | 164,799 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,550 | 113.0000 | 109.61 | 169,896 | 2023 | 2023 | 0 | 0 | 0 | 3.00 | 97.00 |

1 MANUF 2 100% - 2026 Heated Area: 1512 HX Base Yr 2026




308 SE MCCRAY AVE, 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 164,799 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 16,065 |
| TOTAL MARKET VALUE | | 180,864 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 180,864 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 129,453 |
| TOTAL JUST VALUE | | 180,864 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 180,104 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048936 | Mobile Home | | 01/02/2024 |
| 000048937 | Mobile Home | | 01/02/2024 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1534/2427 | 2/28/2025 | WD | Q | I | 01 | 191,000 |
| GRANTOR: OAK HOLLOW APARTMENTS | | | | | | |
| GRANTEE: BISPO BRYAN JOSEPH | | | | | | |
| 1510/1962 | 3/14/2024 | WD | U | V | 11 | 100 |
| GRANTOR: DD OF NORTH FLORIDA I | | | | | | |
| GRANTEE: OAK HOLLOW APARTMEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,10] E56 S27 W56 N27 $
FOP=[YR=2025;ORIG=25,37] E18 S6 W18 N6 $
.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0200 | C | MBL HM | 100 | | *RSF | -390.00 | 126.00 | 10,710.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 16,065 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/02/2025 BY TP Total Acres: 0.25 Total Land Value: 16,065 Market: 0 Agricultural: 0 Common: 16,065 PRINTED 06/23/2026 BY SYS