



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 54,862 TOTAL MARKET VALUE 54,862 SOH/AGL Deduction 0 ASSESSED VALUE 54,862 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 54,862 TOTAL JUST VALUE 54,862 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 49,875																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1512/2225</td> <td>4/18/2024</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>60,000</td> </tr> </tbody> </table> GRANTOR: MCCRANIE LANDS I, LLC GRANTEE: BOONE CLINT 1304/1414 11/12/2015 WD U I 11 100 GRANTOR: JULIAN H MCCRANIE JR GRANTEE: MCCRANIE LANDS I, L										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1512/2225	4/18/2024	WD Q	Q	I	01	60,000
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1512/2225	4/18/2024	WD Q	Q	I	01	60,000																																					
TOTALS EXTRA FEATURES										578 E DUVAL ST, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/12/2026 MLU																							
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	OB/XF MKT VALUE	NOTES																											
																	BUILDING NOTES 																										
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LAND DESCRIPTION										TOTAL OB/XF																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		*CG	105.00	190.00	19,950.00	SF		1.00	1.00	1.00	2.75	2.75	54,862																										
REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.46 Total Land Value: 54,862 Market: 0 Agricultural: 0 Common: 54,862 PRINTED 05/12/2026 BY SYS																																											