

E DIV: LOT 6 & LOT 1 EX E 92 FT,
 GELBERGS REPLAT OF BLOCKS 4 & 5
 EX ADDN'T RD R/W OFF WEST SIDE.

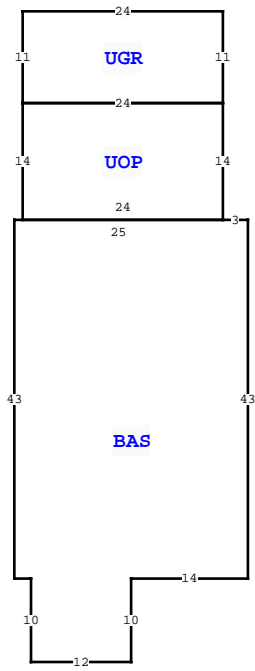
BROWN MEGAN
 305 SE MCCRAY AVE
 LAKE CITY, FL 32025

2026

00-00-00-13416-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 80	
Interior Wall	03	PLASTER 20	
Interior Floor	09	PINE WOOD 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
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	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
BAS	1,324	100	
UGR	264	45	
UOP	336	20	
TOTALS	1,924		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,510	72.7769	81.51	123,080	1947	1947	0	0	35.00	65.00	
1 SINGLE FAM			100% - 2017	Heated Area: 1324			HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			80,002
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			14,919
TOTAL MARKET VALUE			95,821
SOH/AGL Deduction			41,627
ASSESSED VALUE			54,194
TOTAL EXEMPTION VALUE	HX HB		29,194
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			95,821
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			92,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
292	MAINT/ALTR	50	07/09/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/1025	3/15/2016	WD	Q	I	01	45,000
GRANTOR: KATE T MCCRAY						
GRANTEE: MEGAN BROWN						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W3 UOP= N14 UGR= N11W24 S11 E24\$ W24 S14 E24\$ W25 S43 E2 S10 E12 N10 E14 N43\$.	

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	OB/XF MKT VALUE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
TOTAL OB/XF 900																	

LAND DESCRIPTION																								
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	100		*RSF-	370.00	170.00	11,935.00	SF		1.00	1.00	1.00	1.25	1.25	14,919							