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

2027

00-00-00-13416-000

BUILDING CHARACTERISTICS

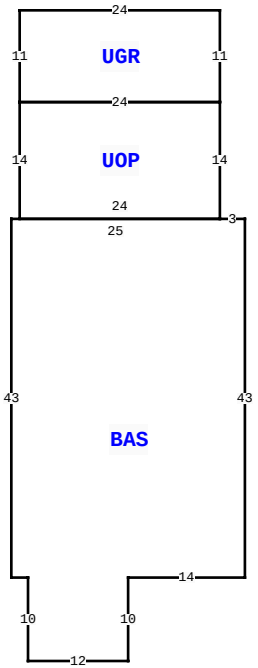
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	03	PLASTER 20
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100		1,324	68,891
UGR	264	45		119	6,192
UOP	336	20		67	3,486
TOTALS	1,924			1,510	78,569

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	80.05	120,876	1947	1947	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1324 HX Base Yr 2017



305 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
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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		78,569
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		14,919
TOTAL MARKET VALUE		94,388
SOH/AGL Deduction		38,568
ASSESSED VALUE		55,820
TOTAL EXEMPTION VALUE	HX HB	30,820
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,821

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

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 900

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	-370.00	170.00	11,935.00	SF		1.00	1.00	1.00	1.25	1.25	14,919							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.27 Total Land Value: 14,919 Market: 0 Agricultural: 0 Common: 14,919 PRINTED 11/17/2026 BY SYS