S DIV: LOTS 6 & 7 BLOCK A CANOVA
UNNUMBERED LOT AT E SIDE OF LOT
CANOVA S/D LYING W OF PERRY ST &

HILL JOE
353 SE MCCRAY AVE
LAKE CITY, FL 32025

2027

00-00-00-13696-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

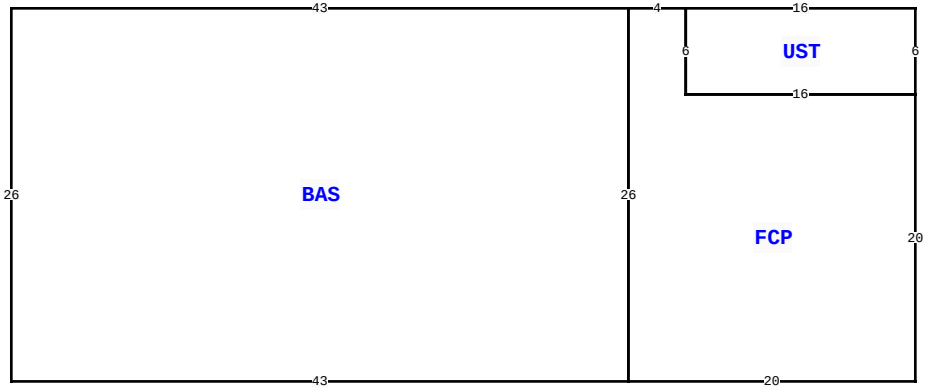
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100		1,118	82,378
FCP	424	25		106	7,810
UST	96	45		43	3,168
TOTALS	1,638			1,267	93,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	103.0500	113.36	143,627	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1118 HX Base Yr



353 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	93,358
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	17,136
TOTAL MARKET VALUE	110,794
SOH/AGL Deduction	0
ASSESSED VALUE	110,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,794
TOTAL JUST VALUE	110,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/97	7/02/2026	WD	Q	I	01	210,000
GRANTOR: GAFFORD LINDA B						
GRANTEE: HILL JOE						
0952/1100	4/19/2002	WD	Q	I		38,000
GRANTOR: GORDON L YOUNG						
GRANTEE: DURWARD & LINDA GAF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S26 E43 FCP= E20 N20 UST= N6 W16 S6 E16$ W16 N6 W4 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 300

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	0		00	0.00	0.00	24,480.00	SF		1.00	1.00	0.70	1.00	0.70	17,136							

REVIEW DATE 10/11/2016 BY 0 Total Acres: 0.56 Total Land Value: 17,136 Market: 0 Agricultural: 0 Common: 17,136 PRINTED 11/17/2026 BY SYS