S DIV: S1/2 OF LOTS 33 & 34 BLOC
S/D.

COURSON JERRY W/COURSON TARA O
P O BOX 966
LAKE CITY, FL 32056

2027

00-00-00-13717-001

BUILDING CHARACTERISTICS

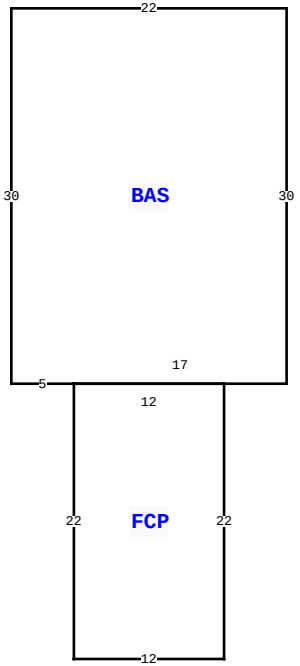
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	05	05
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	660	100		660	50,922
FCP	264	25		66	5,092
TOTALS	924			726	56,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	726	107.9080	118.70	86,176	1973	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 660 HX Base Yr



434 SE MCCRAY AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	56,014
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	65,114
SOH/AGL Deduction	0
ASSESSED VALUE	65,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,114
TOTAL JUST VALUE	65,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,134

BLDG:1:1: DEPRESSED AREA RENT LOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1163	8/26/2015	WD	U	I	11	100
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: JERRY W & TARA O CO						
1284/1171	10/29/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (TRAIL						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S30 E5 FCP= S22 E12N22W12$ E17 N30$.

LAND DESCRIPTION

TOTAL OB/XF 100

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		RSF-2	0.00	0.00	7,200.00	SF		1.00	1.00	1.00	1.25	1.25	9,000							

REVIEW DATE 10/11/2016 BY DF Total Acres: 0.17 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS