S DIV: LOT 46 BLOCK F CANOVA S/D
BLOCK 302.

WHITE SHANNON LAMARR
454 SE MCCRAY AVE
LAKE CITY, FL 32025

2027

00-00-00-13725-000

BUILDING CHARACTERISTICS

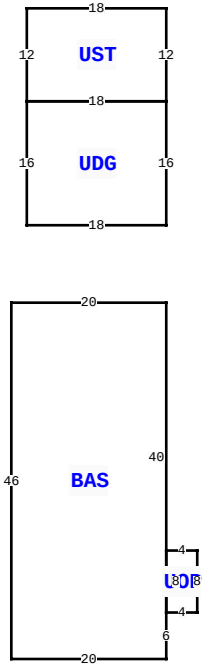
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
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	920	100		920	81,184
UDG	288	55		158	13,943
UOP	32	20		6	530
UST	216	45		97	8,560
TOTALS	1,456			1,181	104,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,181	123.4200	135.76	160,333	1930	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 920 HX Base Yr



454 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	24	8	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00	500.00	25	1993	1993	3	25	125	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	104,216
TOTAL MARKET OB/XF VALUE	225
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	113,441
SOH/AGL Deduction	0
ASSESSED VALUE	113,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,441
TOTAL JUST VALUE	113,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/1569	5/24/2018	WD	Q	I	01	76,500
GRANTOR: HITIDE HOMES LLC						
GRANTEE: SHANNON LAMARR WHIT						
1325/2204	11/14/2016	WD	Q	I	01	31,000
GRANTOR: STANLEY G & PENELOPE						
GRANTEE: HITIDE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S46 E20 N6 UOP= E4 N8 W4 S8$ N40$ PTR = N10 UDG= W18 N16 E18 UST= W18 N12 E18 S12$ S16$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 225

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	60.00	120.00	7,200.00	SF		1.00	1.00	1.00	1.25	1.25	9,000							

REVIEW DATE 11/09/2016 BY DF Total Acres: 0.17 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/16/2026 BY SYS