

S DIV: N1/2 OF LOT 13 MELTONS AN  
 OF FOLLOWING: COMM NW COR OF SE1  
 17E, RUN S 22.40 FT FOR POB, RUN

MCCRANIE LANDS II, LLC  
 P O BOX 1945  
 LAKE CITY, FL 32056

**2026**

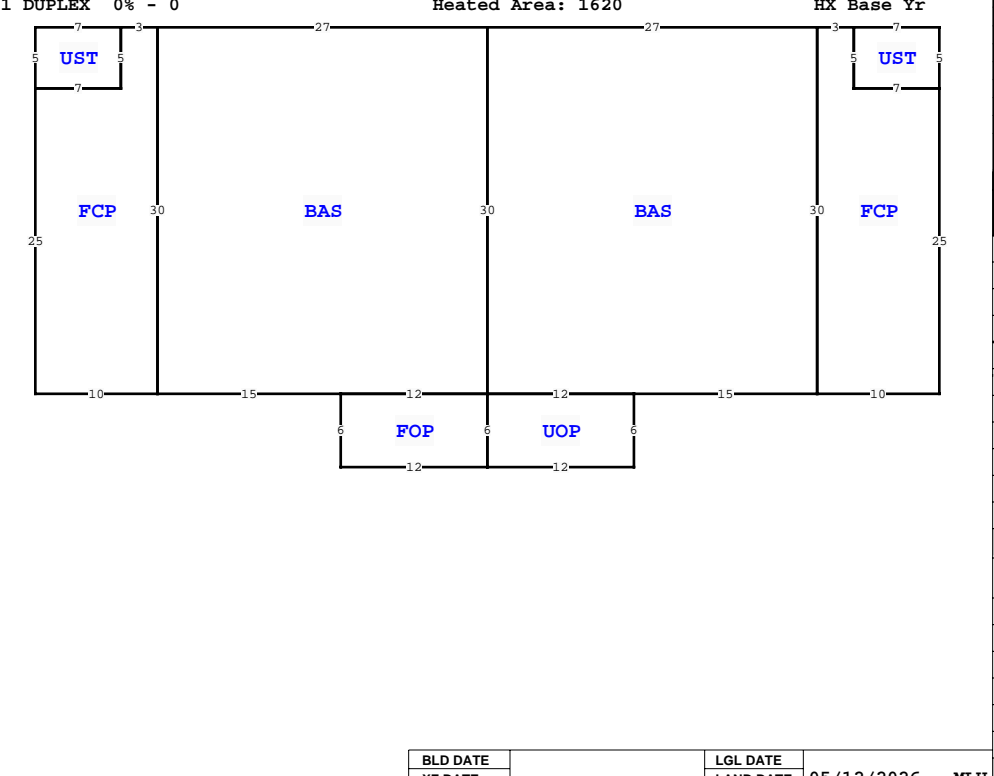
00-00-00-13973-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	810	100	
BAS	810	100	
FCP	265	25	
FCP	265	25	
FOP	72	30	
UOP	72	20	
UST	35	45	
UST	35	45	
TOTALS	2,364		1,820

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,820	117.0750	101.86	185,385	1971	1971	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1620 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			92,692
TOTAL MARKET OB/XF VALUE			250
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			117,692
SOH/AGL Deduction			5,729
ASSESSED VALUE			111,963
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			111,963
TOTAL JUST VALUE			117,692
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/1419	11/12/2015	WD	U	I	11	100

GRANTOR: JULIAN H MCCRANIE JR  
 GRANTEE: MCCRANIE LANDS II,

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W27 FCP= W3 UST= W7 S5E7 N5\$ S5 W7 S25 E10 N30\$ S30 E15
FOP=	S6 E12 N6W12\$ E12 N30\$ BAS= E27 FCP= E3 UST= S5 E7 N5
W7\$	S5 E7 S25 W10 N30\$ S30 W15 UOP= S6 W12 N6 E12\$W12 N30\$.

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0

LAND DESCRIPTION												TOTAL OB/XF												
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	0800	C	MULTI-FAM	0		*RSF-3	0.00	0.00	16,500.00	SF		1.00	1.00	0.75	2.00	1.50	24,750							