

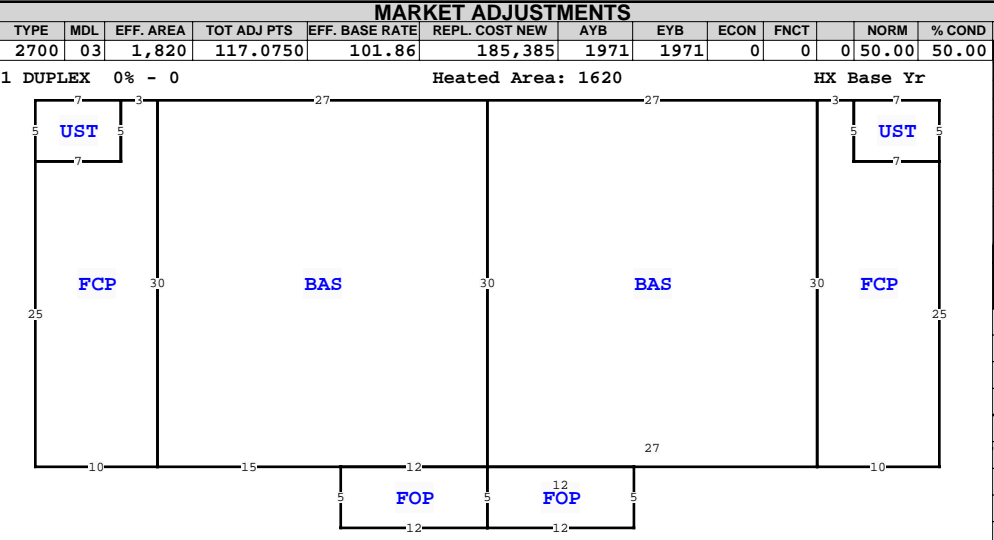
S DIV: S1/2 OF LOT 13 MELTONS AN
 S1/2 OF THE FOLLOWING: BEG NW CO
 SEC 31-3S-17E, RUN E 105 FT, S 2

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

2026

00-00-00-13973-002

ELEMENT	CD	CONSTRUCTION
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



COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		92,692
TOTAL MARKET OB/XF VALUE		1,274
TOTAL LAND VALUE - MARKET		25,500
TOTAL MARKET VALUE		119,466
SOH/AGL Deduction		5,810
ASSESSED VALUE		113,656
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		113,656
TOTAL JUST VALUE		119,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,578

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100		810	41,254
BAS	810	100		810	41,254
FCP	265	25		66	3,362
FCP	265	25		66	3,362
FOP	60	30		18	917
FOP	60	30		18	917
UST	35	45		16	815
UST	35	45		16	815
TOTALS	2,340			1,820	92,692

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026		

338 SW WALL TER, LAKE CITY MLU

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,

EXTRA FEATURES

L N	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	1,062.00	UT	1.20	1.20	100	1993	1993	3	100	1,274	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= W27 FCP= W3 UST= W7 S5 E7 N5 \$ S5 W7 S25 E10 N30\$ S30 E15 FOP= S5 E12 N5 W12\$ E12 N30 \$ S30 FOP= S5 E12 N5 W12\$ E27 FCP= E10 N25 UST= N5 W7 S5 E7\$ W7 N5W3 S30\$ N30\$.

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	17,000.00	SF		1.00	1.00	0.75	2.00	1.50	25,500									