

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

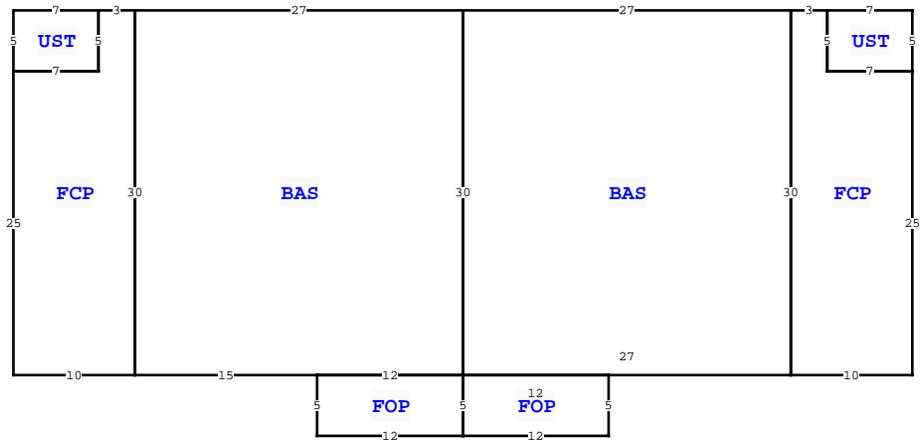
MCCRANIE LANDS II, LLC
 P O BOX 1945
 LAKE CITY, FL 32056

2026

00-00-00-13973-002


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 Floor	06	VINYL ASB	50
Interior Floor	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	60	30	
FOP	60	30	
UST	35	45	
UST	35	45	
TOTALS	2,340		

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	105.37	191,773	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 SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		95,886	
TOTAL MARKET OB/XF VALUE		1,274	
TOTAL LAND VALUE - MARKET		12,750	
TOTAL MARKET VALUE		109,910	
SOH/AGL Deduction		0	
ASSESSED VALUE		109,910	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		109,910	
TOTAL JUST VALUE		109,910	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,578	

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 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\$.	

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	

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	1.00	0.75	12,750							