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

2027

00-00-00-13973-002

BUILDING CHARACTERISTICS

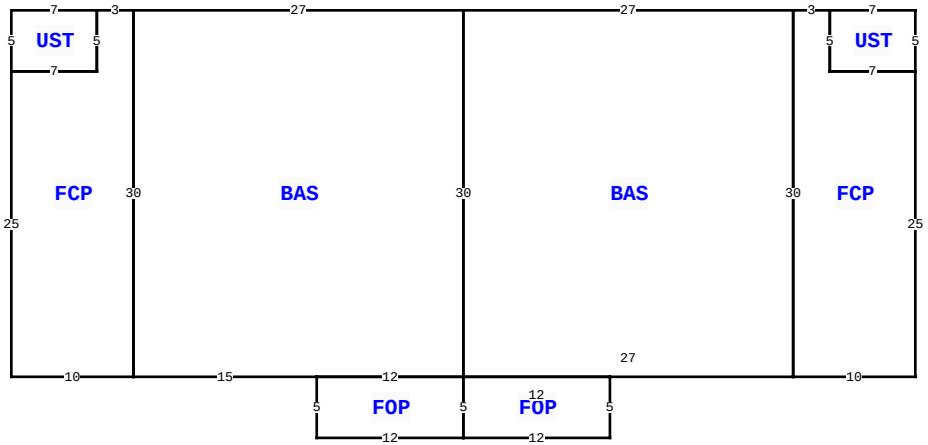
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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
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	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

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	0	50.00	50.00

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



338 SW WALL TER, 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	0	0	1,062.00	UT	1.20	1.20	100	1993	1993	3	100	1,274	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
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	0
ASSESSED VALUE	119,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,466
TOTAL JUST VALUE	119,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,466

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$.

LAND DESCRIPTION

TOTAL OB/XF 1,274

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	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							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.39 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 11/17/2026 BY SYS