S DIV: LOT 12 BLOCK 7 LAKE VILLA
359-493, WD 1304-1419,

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

2027

00-00-00-14053-000

BUILDING CHARACTERISTICS

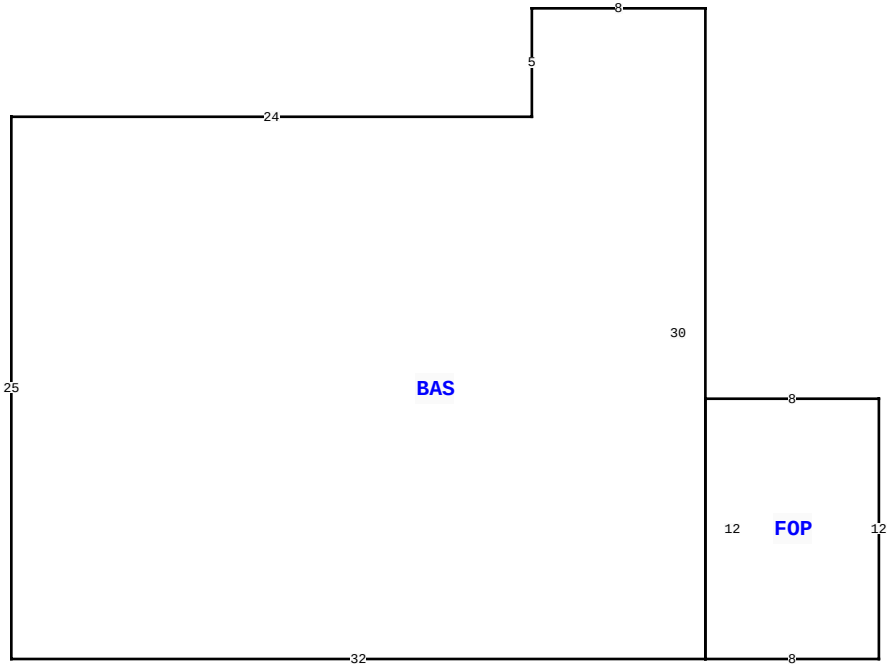
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		32317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	62,965
FOP	96	30		29	2,174
TOTALS	936			869	65,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	869	104.8320	115.32	100,213	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 840 HX Base Yr



475 SW ALAMO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	1.00	UT	0.00	0.00	100	2003	2003	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	65,138
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	83,738
SOH/AGL Deduction	0
ASSESSED VALUE	83,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,738
TOTAL JUST VALUE	83,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,919

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= W8 S5 W24 S25 E32 FOP= E8 N12 W8 S12$ N30$.

LAND DESCRIPTION

TOTAL OB/XF 100

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		RSF-2	66.00	135.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.20 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS