

LOT 20 TURKEY RUN S/D.
972-1854, WD 1006-2329,
WD 1304-1412,

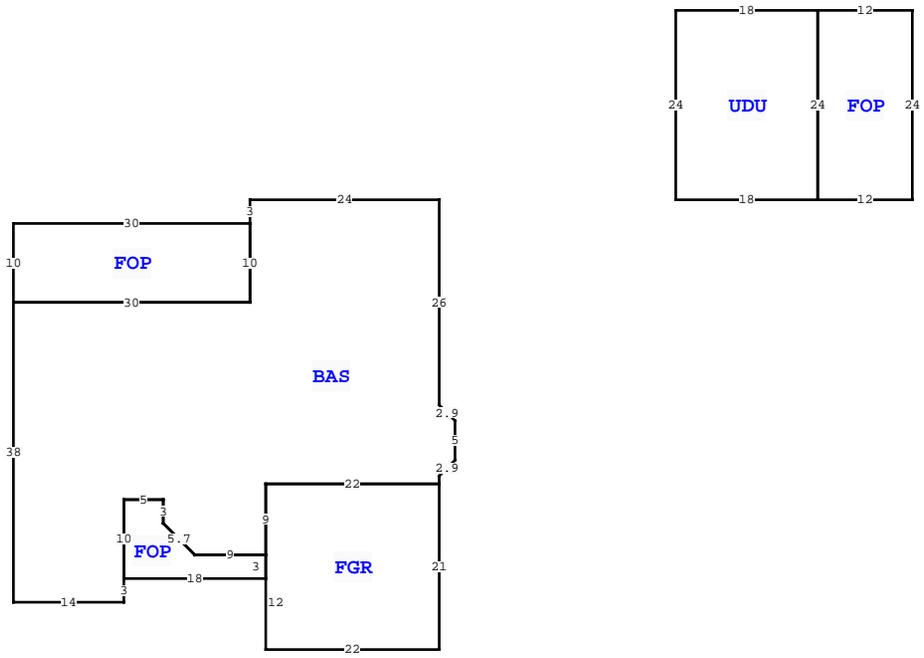
MCCRANIE JULIAN H JR TRUSTEE
OF THE MCCRANIE FAMILY TRUST, P O BOX 1945
LAKE CITY, FL 32056

2026

03-4S-16-02739-220

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,897	100	
FGR	462	55	
FOP	97	30	
FOP	288	30	
FOP	300	30	
UDU	432	55	
TOTALS	3,476		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2005		339,062	2000	2004	0	0	21.53	78.47
				Heated Area: 1897			HX Base Yr 2005				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			266,062
TOTAL MARKET OB/XF VALUE			8,260
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			309,322
SOH/AGL Deduction			113,910
ASSESSED VALUE			195,412
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			144,001
TOTAL JUST VALUE			309,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052817	Roof Replacement	17,000	04/03/2025
000048078	Electrical Servic	0	09/12/2023
20949	SFR	347	08/04/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1412	11/12/2015	WD	U	I	11	100
GRANTOR: JULIAN H MCCRANIE						
GRANTEE: JULIAN H MCCRANIE J						
1006/2329	2/06/2004	WD	Q	I		145,000
GRANTOR: JERRY T WOOD						
GRANTEE: JULIAN H MCCRANIE						

EXTRA FEATURES															BLD DATE		LGL DATE	
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	INC DATE	AG DATE
1	0166	CONC,PAVMT	0	100	0	1,580.00	UT	2.00	2.00	100	2004	2004	3	100	3,160			
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100			

BUILDING NOTES									
475 SW PHILLIPS CIR, LAKE CITY									
04/14/2026 MLU									

BUILDING DIMENSIONS									
BAS= W24 S3 FOP= W30 S10 E30 N10\$ S10 W30 S38 E14 N3 FOP= E18 N3 W9 U4 L4 N3 W5 S10\$ N10 E5 S3 R4 D4 E9 FGR= S12 E22 N21 W22 S9\$ N9 E22 N1 U2 R2 N5 L2 U2 N26\$ PTR= E30 UDU= E18 FOP= E12 N24 W12 S24\$ N24 W18 S24\$ W30\$.									

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	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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							