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

2027

03-4S-16-02739-220

BUILDING CHARACTERISTICS

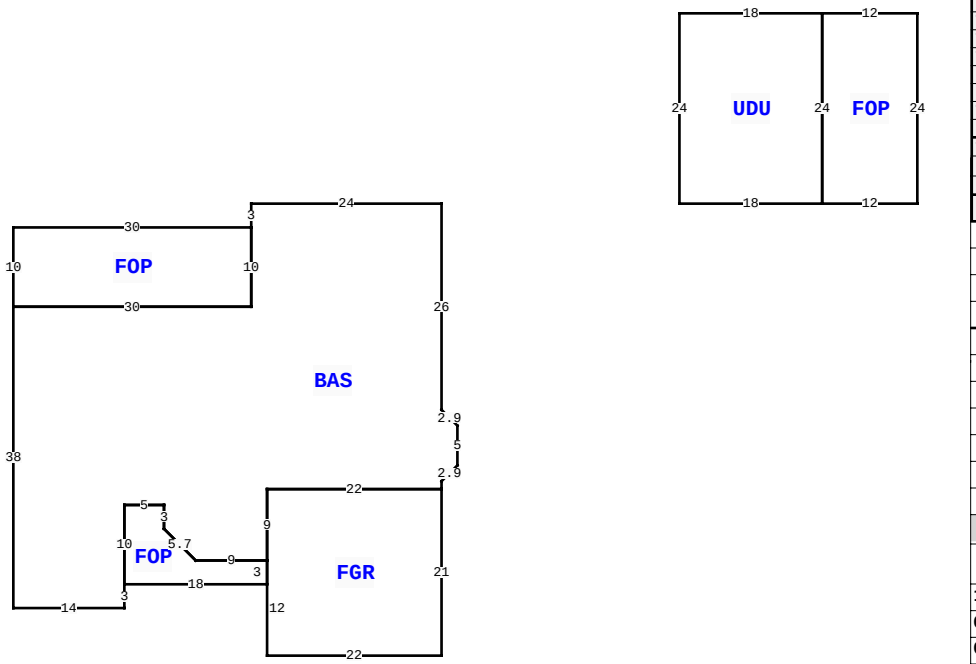
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100		1,897	187,754
FGR	462	55		254	25,139
FOP	97	30		29	2,870
FOP	288	30		86	8,512
FOP	300	30		90	8,908
UDU	432	55		238	23,556
TOTALS	3,476			2,594	256,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,594	114.6600	126.13	327,181	2000	2004	0	0	0	21.53	78.47

1 SINGLE FAM 100% - 2005 Heated Area: 1897 HX Base Yr 2005



475 SW PHILLIPS CIR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	100	0	0	1,580.00	UT	2.00	2.00	100	2004	2004	3	100	3,160	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,739
TOTAL MARKET OB/XF VALUE	8,260
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	299,999
SOH/AGL Deduction	98,725
ASSESSED VALUE	201,274
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	149,863
TOTAL JUST VALUE	299,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,660

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						

BUILDING NOTES

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 8,260

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

REVIEW DATE 04/21/2025 BY chuck Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS