COMM SW COR OF SW1/4 OF NE1/4, R
TO W R/W ABANDONED ACL RR, N ALO
FOR POB, W 620.71 FT, N 346.63 F

MCCRAY BARBARA ENGLISH
528 NW 15TH TERRACE
FORT LAUDERDALE, FL 33311

**2027**

**03-5S-16-03456-000**

## BUILDING CHARACTERISTICS

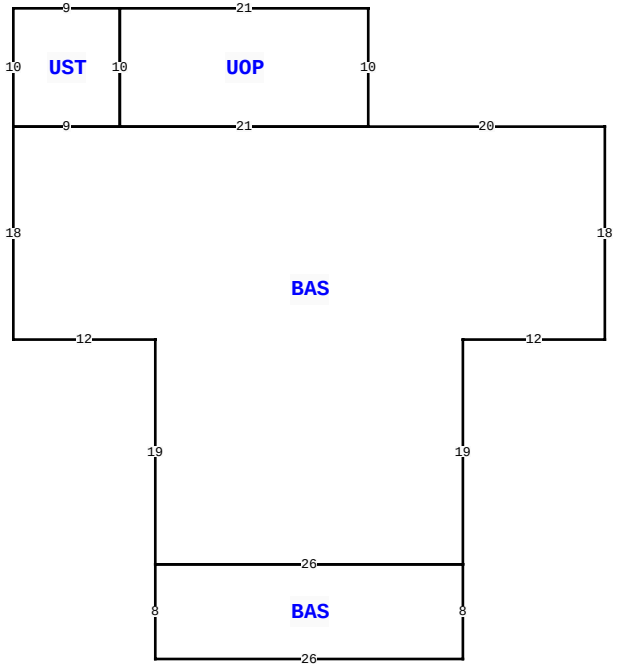
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 80 |
| Exterior Wall | 01 | MINIMUM 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 3516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 208 | 100 | | 208 | 12,382 |
| BAS | 1,394 | 100 | | 1,394 | 82,981 |
| UOP | 210 | 20 | | 42 | 2,500 |
| UST | 90 | 45 | | 40 | 2,381 |
| TOTALS | 1,902 | | | 1,684 | 100,244 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,684 | 83.2500 | 91.58 | 154,221 | 1953 | 1953 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1602 HX Base Yr




1096 SW ZIEGLER TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 0011 | BARN,BLK A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 100,244 |
| TOTAL MARKET OB/XF VALUE | 1,300 |
| TOTAL LAND VALUE - MARKET | 56,110 |
| TOTAL MARKET VALUE | 115,328 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 115,328 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 115,328 |
| TOTAL JUST VALUE | 157,654 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 159,470 |

SALE:1:1: FAMILY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1347/1334 | 11/02/2017 | LE | U | I | 14 | 100 |
| GRANTOR: BARBARA ENGLISH MCCRA | | | | | | |
| GRANTEE: COURTNEY MCCRAY & E | | | | | | |
| 0710/0460 | 2/09/1990 | WD | U | V | | 0 |
| GRANTOR: GARFIELD ENGLISH | | | | | | |
| GRANTEE: BARBARA MCCRAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 UOP= N10 W21 S10 E21$ W21 UST= N10 W9 S10 E9$ W9 S18 E12 S19 BAS= S8 E26 N8W26$ E26 N19 E12 N18$.

## LAND DESCRIPTION

TOTAL OB/XF 1,300

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | 00 | 0.00 | 0.00 | 4.01 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 1,784 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 4.01 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 44,110 | | | | | | | |

REVIEW DATE 02/05/2026 BY KS Total Acres: 5.01 Total Land Value: 13,784 Market: 44,110 Agricultural: 1,784 Common: 12,000 PRINTED 11/17/2026 BY SYS