

COMM NW COR OF SE1/4 OF NW1/4, R  
6 DEG E 180 FT, S 82 DEG E 718 F  
N R/W CR-250 FOR POB, NW'LY ALON

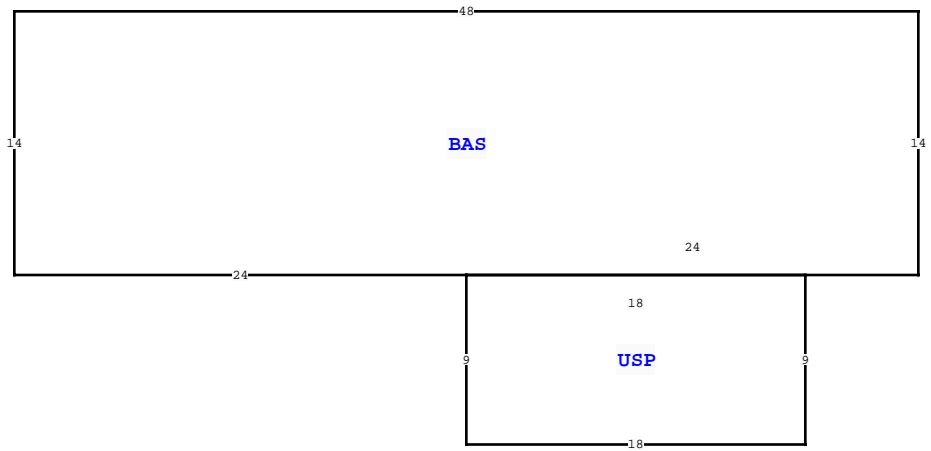
MCRAE THOMAS BRADLEY  
5556 NW LAKE JEFFERY RD  
LAKE CITY, FL 32055

2026

05-3S-16-01984-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LAM/VNLPLK 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
USP	162	35	
TOTALS	834		729

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2022									Heated Area: 672	HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			20,785
TOTAL MARKET OB/XF VALUE			11,090
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			51,875
SOH/AGL Deduction			1,859
ASSESSED VALUE			50,016
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			50,016
TOTAL JUST VALUE			51,875
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			49,875
SALE:3:1: MAY BE A DIFFERENT M H THAN ON CARD.			
SALE:2:1: 1 AC WITH W S E (M H GONE - HX FOR 94)			
SALE:1:1: MH INCL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2227	10/22/2021	WD	U	I	11	100
GRANTOR: KAMAC PROPERTIES LLC						
GRANTEE: MCRAE THOMAS BRADLE						
1439/184	6/02/2021	WD	U	I	37	50,000
GRANTOR: HICKS RITA L &						
GRANTEE: KAMAC PROPERTIES LL						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	300	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	18	20	360.00	UT	2.50	2.50	60	2006	2006	3	60	540	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
9	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
10	0010	BARN, BLK	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

TOTAL OB/XF													
11,090													

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W48 S14 E24 USP= S9 E18 N9 W18 S E24 N14 S.			

LAND DESCRIPTION																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0			A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							