COMM NW COR OF SW1/4 OF NE1/4, R
883 FT, E 430 FT FOR POB, CONT E
255.56 FT, W 83 FT, N 195 FT TO

GRAY COLLIS J/HARPER DORCAS A
187 SW VERA GLN
LAKE CITY, FL 32024

2027

06-5S-17-09137-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

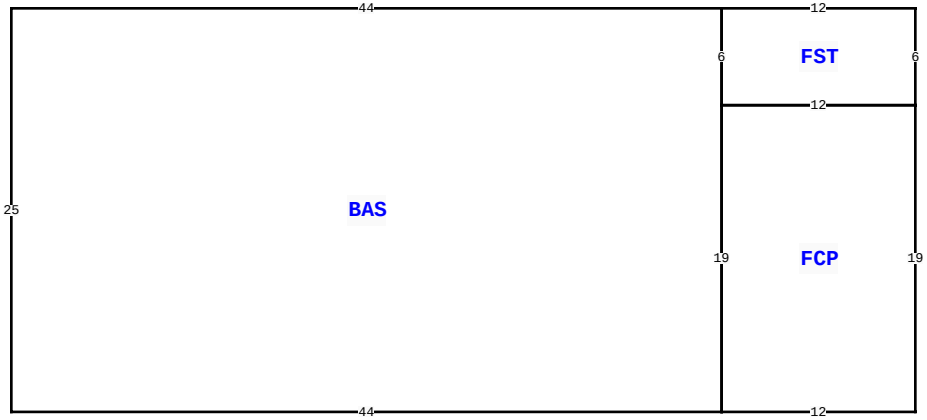
NEIGHBORHOOD/LOC 6517.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	109,717
FCP	228	25		57	5,685
FST	72	55		40	3,990
TOTALS	1,400			1,197	119,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,197	129.5400	142.49	170,561	1973	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2025 Heated Area: 1100 HX Base Yr 2025



187 SW VERA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0210	GARAGE U	0	100	16	24	384.00	UT	5.00	5.00	100	0	0	3	100	1,920	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,393
TOTAL MARKET OB/XF VALUE		2,220
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		141,613
SOH/AGL Deduction		0
ASSESSED VALUE		141,613
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,202
TOTAL JUST VALUE		141,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41027	REMODEL		12/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1835	9/14/2020	WD	Q	I	01	129,900
GRANTOR: DONNA S MACRAE						
GRANTEE: COLLIS J GRAY & DOR						
1231/1981	3/21/2012	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: DONNA SUSAN MACRAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S25 E44 FCP= E12 N19 W12 S19$ N19 FST= E12 N6 W12 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 2,220

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 02/15/2021 BY BC Total Acres: 0.72 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/16/2026 BY SYS