COMM SW COR OF NE1/4, RUN E 245
N 200.36 TO S R/W THOMAS CT, E A
S 200.36 FT FT, W 245 FT TO POB.

MACRAE DONNA SUSAN
160 SW VERA GLN
LAKE CITY, FL 32024

2027

06-5S-17-09137-005

BUILDING CHARACTERISTICS

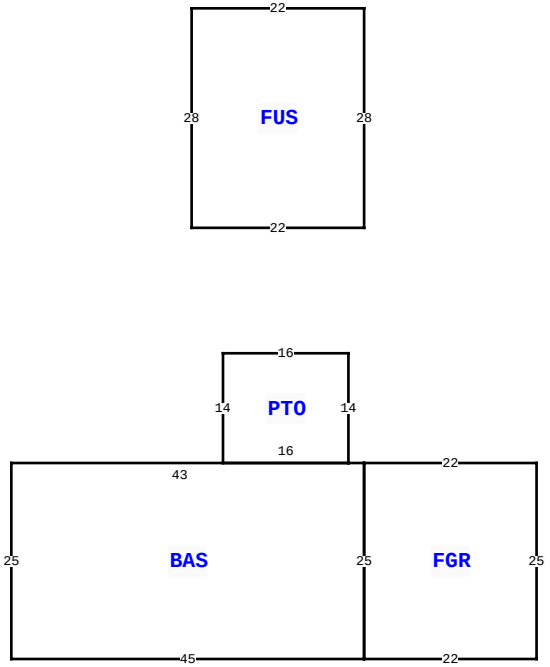
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,125	100		1,125	92,328
FGR	550	55		302	24,785
FUS	616	100		616	50,554
PTO	224	5		11	903
TOTALS	2,515			2,054	168,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	114.7850	126.26	259,338	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1741 HX Base Yr 2003



160 SW VERA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,570
TOTAL MARKET OB/XF VALUE		4,700
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		196,270
SOH/AGL Deduction		84,756
ASSESSED VALUE		111,514
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,103
TOTAL JUST VALUE		196,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056853	Remodel	18,307	10/26/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/1981	3/21/2012	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: DONNA SUSAN MACRAE						
0947/2430	2/28/2001	PR	Q	I	03	66,500
GRANTOR: OWEN MCLAUGHLIN AS PR						
GRANTEE: GEORGE & DONNA CONG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 PTO= N14 W16 S14 E16$ W43 S25 E45 FGR= E22 N25 W22 S25$ N25$ PTR= N30 FUS= N28 W22 S28 E22$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	23,000.00	23,000.00	23,000							

REVIEW DATE 07/25/2017 BY DF Total Acres: 1.12 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/16/2026 BY SYS