N1/2 OF S1/2 OF NW1/4 OF SW1/4

441-520, WD 1304-1414,

MCCRANIE LANDS I, LLC
P O BOX 1945
LAKE CITY, FL 32056

2027

07-4S-16-02806-015

BUILDING CHARACTERISTICS

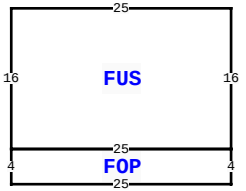
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7416.00	1.00/

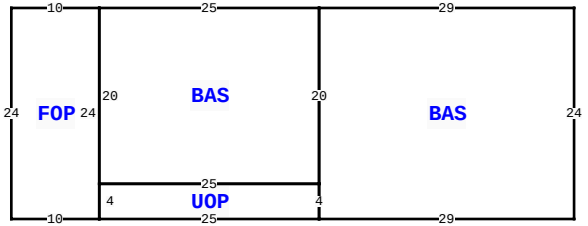
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100		500	37,521
BAS	696	100		696	52,229
FOP	100	30		30	2,252
FOP	240	30		72	5,403
FUS	400	100		400	30,017
UOP	100	20		20	1,501
TOTALS	2,036			1,718	128,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	104.9580	115.45	198,343	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1596 HX Base Yr





736 SW DEKLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	128,923
TOTAL MARKET OB/XF VALUE	10,720
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	153,148
SOH/AGL Deduction	0
ASSESSED VALUE	153,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,148
TOTAL JUST VALUE	234,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8395	M H	125	05/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1414	11/12/2015	WD	U	I	11	100

GRANTOR: JULIAN H MCCRANIE JR

GRANTEE: MCCRANIE LANDS I, L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= W10 S24 E10 N24$ S20 UOP= S4 E25 N4 W25$ E25 BAS= S4 E29 N24 W29 S20$ N20$ PTR= N30 FOP= N4 FUS= N16 W25 S16 E25$ W25 S4 E25$ S30$.

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	0294	SHED WOOD/	0	0	11	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0020	BARN,FR	0	0	24	60	1,440.00	UT	5.50	5.50	100	1999	1999	3	100	7,920	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
4	0040	BARN,POLE	0	0	24	30	720.00	UT	2.50	2.50	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 10,720

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	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 02/13/2024 BY JB Total Acres: 10.00 Total Land Value: 13,505 Market: 85,500 Agricultural: 4,005 Common: 9,500 PRINTED 11/17/2026 BY SYS