COMM NW COR OF NE1/4, RUN S 615. RUN E 208.71 FT, S 208.71 FT, W 208.71 FT TO POB.

MCCRAY MICHAEL T/MCCRAY SANDRA MARLENE
1877 SW TOMAKA TER
LAKE CITY, FL 32025

2027

07-4S-17-08158-003

BUILDING CHARACTERISTICS

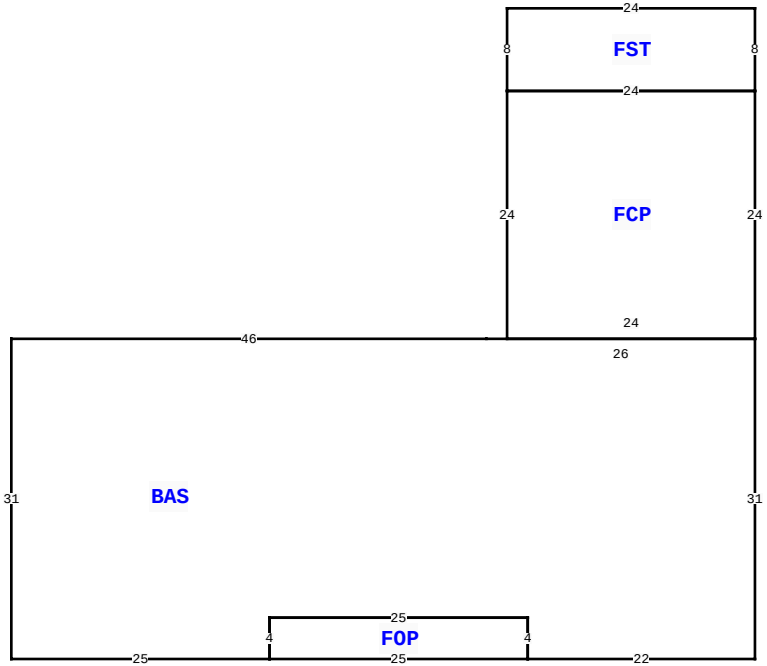
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100		2,132	146,387
FCP	576	25		144	9,887
FOP	100	30		30	2,060
FST	192	55		106	7,278
TOTALS	3,000			2,412	165,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,412	113.4900	124.84	301,114	1975	1975	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 2132 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1877 SW TOMOKA TER, LAKE CITY

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	24	32	768.00	UT	1.40	1.40	100	0	0	3	100	1,075	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		165,613
TOTAL MARKET OB/XF VALUE		6,175
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		184,788
SOH/AGL Deduction		72,344
ASSESSED VALUE		112,444
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,033
TOTAL JUST VALUE		184,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
476	MAINT/ALTR	50	10/08/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2287	4/05/2022	LE	U	I	14	100

GRANTOR: MCCRAY MICHAEL TISON

GRANTEE: MCCRAY FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S31 E25 FOP= E25 N4W25 S4$ N4 E25 S4 E22 N31 FCP= N24 FST= N8 W24 S8 E24$ W24 S24 E24$ W26$.

LAND DESCRIPTION

TOTAL OB/XF 6,175

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 03/28/2017 BY DF Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS