

COMM NE COR OF NE1/4, S 1322.13
 FT, W 1497.76 FT, S 201.02 FT TO
 240 FOR POB, S 74 DEG E 847.54 F

MCCRAY MELANIE CAROL
 2200 SW COUNTY ROAD 240
 LAKE CITY, FL 32024

2026

08-5S-17-09165-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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
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	02
NEIGHBORHOOD/LOC	8517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2026
TOTALS	1,140		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2000	02	1,140	115.5000	97.02	110,603	2000	2000	0	0	45.00	55.00			
1 MANUF 1		100% - 2026		Heated Area: 1140				HX Base Yr 2026						
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">76</p> <p style="text-align: center;">15</p> <p style="text-align: center;">BAS 2026</p> <p style="text-align: center;">15</p> <p style="text-align: center;">76</p> </div>														
TOTALS				1,140		1,140	60,832							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		60,832	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		124,630	
TOTAL MARKET VALUE		82,654	
SOH/AGL Deduction		0	
ASSESSED VALUE		82,654	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		31,243	
TOTAL JUST VALUE		192,462	
NCON VALUE		67,832	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1770	8/19/2025	QC	U	V	11	100
GRANTOR: DICKS LESTER ALEXANDE						
GRANTEE: MCCRAY MELANIE CARO						
1545/1230	7/18/2025	QC	U	V	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: MCCRAY MELANIE CARO						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=15,14] E76 S15 W76 N15 \$	

EXTRA FEATURES																
L N	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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5200	A	CROPLAND 2	0		A-1	0.00	0.00	10.33	AC		1.00	1.00	1.00	370.00	370.00	3,822							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.33	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,630							
3	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							