COMM SE COR OF SEC, N 660.25 FT,
R/W OF SW MIXON RD, W 1386.63 FT
POB, E 1152 FT TO SAID W R/W, N

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

2026

08-5S-17-09165-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	190,980
TOTAL MARKET VALUE	11,777
SOH/AGL Deduction	0
ASSESSED VALUE	11,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,777
TOTAL JUST VALUE	190,980
NCON VALUE	0
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	31.83	AC		1.00	1.00	1.00	370.00	370.00	11,777							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	31.83	AC		1.00	1.00	1.00	6,000.00	6,000.00	190,980							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 31.83 Total Land Value: 11,777 Market: 190,980 Agricultural: 11,777 Common: 0 PRINTED 06/26/2026 BY SYS