

COMM SE COR OF SEC, RUN W 1855 F
 POB, CONT N 884.29 FT, E 484 FT,
 828.61 FT, W 155 FT, S 100 FT, W

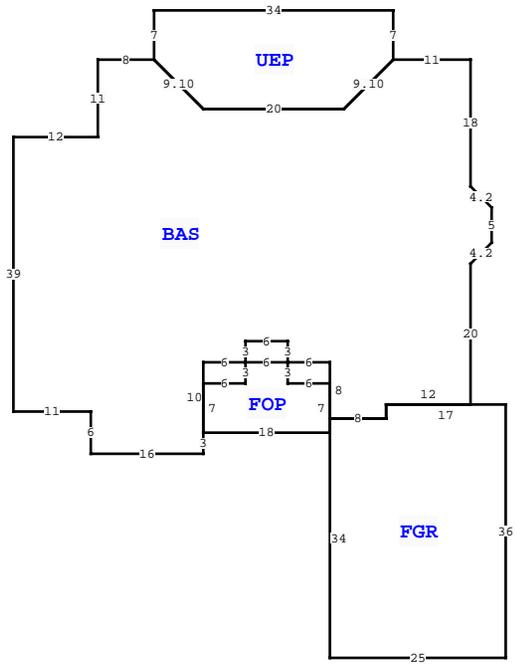
MCRAE T BRADLEY
 5556 NW LAKE JEFFREY RD
 LAKE CITY, FL 32055

2026

09-3S-16-02051-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,901	100	
FGR	884	55	
FOP	144	30	
UEP	427	60	
TOTALS	4,356		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,686	114.2660	127.98	471,734	1996	1996		0	0	29.00	71.00
2 SINGLE FAM 100% - 1999 Heated Area: 2901 HX Base Yr 1999												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			334,931
TOTAL MARKET OB/XF VALUE			29,729
TOTAL LAND VALUE - MARKET			256,200
TOTAL MARKET VALUE			382,336
SOH/AGL Deduction			118,623
ASSESSED VALUE			263,713
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			212,302
TOTAL JUST VALUE			620,860
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			604,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053441	Electrical Servic		06/24/2025
10317	SFR	0	10/13/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/1462	6/04/2009	WD	U	V	11	100

GRANTOR: TERRELL & JEAN MCRAE
 GRANTEE: T BRADLEY & JENNIFE
 0859/0087 5/20/1998 WD Q V 100,000
 GRANTOR: STEVEN & LAURIE READO
 GRANTEE: TERRELL & JEAN MCRAE

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	0021	BARN,FR AE	0	100	23	35	1.00	UT	0.00	100	2010	2010	3	100	12,000	
2	0030	BARN,MT	0	0	24	36	864.00	UT	3.00	100	0	0	3	100	2,592	
3	0166	CONC,PAVMT	0	100	0	0	2,494.00	UT	1.50	100	1996	1996	3	100	3,741	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1996	1996	3	100	2,000	
5	0260	PAVEMENT-A	0	100	200	9	1,800.00	UT	1.10	50	1996	1996	3	50	990	
6	0260	PAVEMENT-A	0	100	9	000	9,000.00	UT	1.10	50	1993	1993	3	50	4,950	
7	0251	LEAN TO W/	0	100	12	36	432.00	UT	4.00	100	2010	2010	3	100	1,728	
8	0251	LEAN TO W/	0	100	12	36	432.00	UT	4.00	100	2010	2010	3	100	1,728	

TOTAL OB/XF												
29,729												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W8 S11 W12 S39 E11 S6 E16 N3 FOP= E18 N7 W6 N3 W6 S3 W6 S7\$ N10 E6 N3 E6 S3 E6 S8 FGR= S34 E25 N36 W17 S2 W8\$ E8 N2 E12 N20 R3 U3 N5 U3 L3 N18 W11 UEP= N7 W34 S7 D7 R7 E20 R7 U7 \$ D7 L7 W20 L7 U7 \$.												

LAND DESCRIPTION																								
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	41.70	AC		1.00	1.00	1.00	280.00	280.00	11,676							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	41.70	AC		1.00	1.00	1.00	6,000.00	6,000.00	250,200							