

ALL OF SW1/4 OF SE1/4 LYING S
& E OF SR-247. 346-338, 781-
1007,1008, 945-878, WD 1304-

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

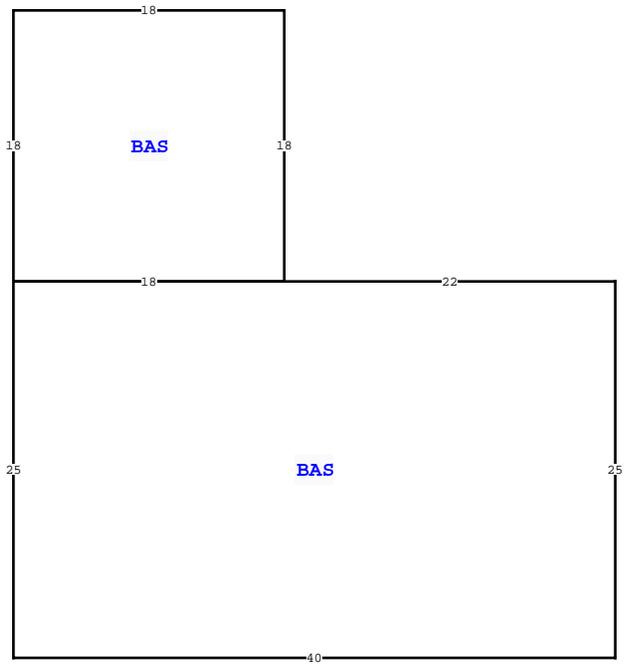
2026

10-4S-16-02861-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame		N/A	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	10416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	324	100	
BAS	1,000	100	
TOTALS	1,324		99,089

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	0	115.14	152,445	1989	1989	0	0	35.00	65.00	Heated Area: 1324 HX Base Yr	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		99,089				
TOTAL MARKET OB/XF VALUE		1,200				
TOTAL LAND VALUE - MARKET		13,915				
TOTAL MARKET VALUE		114,204				
SOH/AGL Deduction		0				
ASSESSED VALUE		114,204				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		114,204				
TOTAL JUST VALUE		114,204				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		112,466				
SALE:1:1: 1.21 AC WITH IMP						
LAND:1:1: JOINS RE # 2987-010 (2.26 TOTAL AC)						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
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						
0945/0878	1/25/2002	WD	Q	I		60,000
GRANTOR: JERRY GIFFORD						
GRANTEE: JULIAN H MCCRANIE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W22 BAS= N18 W18 S18 E18\$ W18 S25 E40 N25\$.						

EXTRA FEATURES														BLD DATE		LGL DATE			
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	XF DATE	LAND DATE	AG DATE
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200				

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	0100	C	SFR	0		00	0.00	0.00	1.21	AC		1.00	1.00	1.00	11,500.00	11,500.00	13,915							