COMM NW COR OF SEC, E 1374.15 FT
650.54 FT, S 1267.32 FT TO N R/W
57.43 FT, W 588.18 FT, N 1275.47

MCCANTS BRIAN CHRISTOPHER/MCCANTS DANIELLE CHRISTI
425 SE FAMILY RD
LAKE CITY, FL 32025

2027

13-5S-17-09221-002

BUILDING CHARACTERISTICS

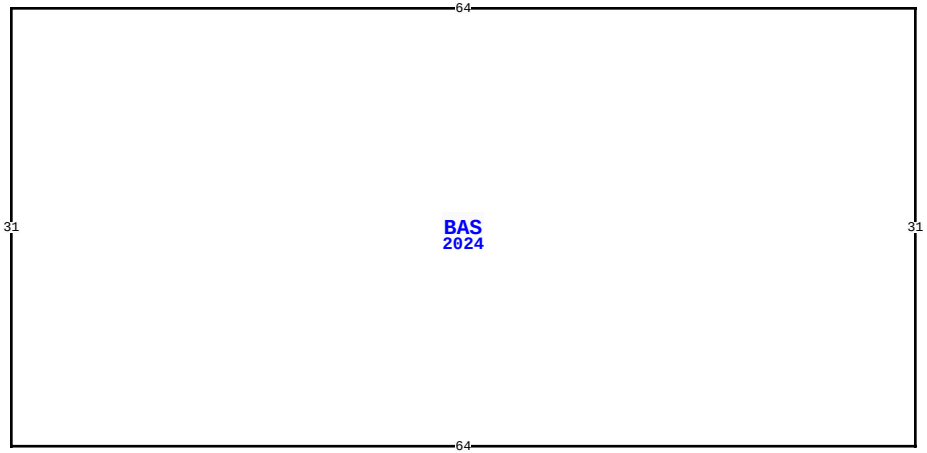
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	13517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2024	1,984	219,102
TOTALS	1,984			1,984	219,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,984	115.0000	113.85	225,878	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 1984 HX Base Yr 2024



425 SE FAMILY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0030	BARN,MT	0	100	0	0	1.00	UT	21,600.00	21,600.00	100	2024	2023		100	21,600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	900.00	900.00	100	2024	2023		100	900	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,102
TOTAL MARKET OB/XF VALUE		35,200
TOTAL LAND VALUE - MARKET		152,960
TOTAL MARKET VALUE		265,832
SOH/AGL Deduction		59,129
ASSESSED VALUE		206,703
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,292
TOTAL JUST VALUE		407,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051682	Generator	0	12/03/2024
000045400	Storage Building	30,000	09/08/2022
000045165	Mobile Home		08/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/843	5/06/2022	WD	Q	V	01	92,500

GRANTOR: RAYDIENT LLC

GRANTEE: MCCANTS BRIAN CHRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,10] E64 S31 W64 N31 $

.

LAND DESCRIPTION

TOTAL OB/XF 35,200

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	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5600	A	TIMBER 3	100					11.64	AC		1.00	1.00	1.00	281.00	281.00	3,271							
3	5910	A	SWAMP/CYPRES	100					6.48	AC		1.00	1.00	1.00	40.00	40.00	259							
4	9910	M	MKT.VAL.AG	100					18.12	AC		1.00	1.00	1.00	8,000.00	8,000.00	144,960							

REVIEW DATE 03/09/2026 BY robin Total Acres: 19.12 Total Land Value: 11,530 Market: 144,960 Agricultural: 3,530 Common: 8,000 PRINTED 11/17/2026 BY SYS