

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

2026

13-5S-17-09221-002

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	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,984	100	2024
TOTALS	1,984		227,955

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	118.45	235,005	2023	2023		0	3.00	97.00												
1 MANUF 3 100% - 2024			Heated Area: 1984			HX Base Yr 2024																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/08/2025</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/08/2025		
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			04/08/2025																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			227,955
TOTAL MARKET OB/XF VALUE			35,200
TOTAL LAND VALUE - MARKET			114,720
TOTAL MARKET VALUE			272,685
SOH/AGL Deduction			71,900
ASSESSED VALUE			200,785
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			149,374
TOTAL JUST VALUE			377,875
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,525

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 \$	

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

LAND DESCRIPTION												TOTAL OB/XF												35,200				
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	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000											
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	6,000.00	6,000.00	108,720											