COMM INTERS N LINE OF SEC & E R/
153.61 FT FOR POB, RUN E 210 FT,
839.48 FT, SE 311.41 FT, SW 133.

MCCRAY MICHAEL T/MCCRAY SANDRA MARLENE
1877 SW TOMAKA TER
LAKE CITY, FL 32025

2026

20-4S-17-08583-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.00 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

583 SW TUSTENUGGEE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,938
TOTAL MARKET VALUE	95,938
SOH/AGL Deduction	40,445
ASSESSED VALUE	55,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,493
TOTAL JUST VALUE	95,938
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,990

LAND:3:1: AREA SUBJECT TO FLOODING

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2287	4/05/2022	LE	U	I	14	100
GRANTOR: MCCRAY MICHAEL TISON						
GRANTEE: MCCRAY FAMILY TRUST						
1020/0158	6/17/2004	WD	Q	V		75,000
GRANTOR: ODOM ET AL						
GRANTEE: MCCRAY						

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	13.91	AC		1.00	1.00	0.80	8,500.00	6,800.00	94,588							
2	9630	C	SWAMP	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	270.00	270.00	1,350							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 18.91 Total Land Value: 95,938 Market: 0 Agricultural: 0 Common: 95,938 PRINTED 05/12/2026 BY SYS