COMM SE COR OF SEC, W 991.13 FT,
FOR POB, CONT N 1255.52 FT TO S
W ALONG R/W 156.34 FT, S 1256.11

MCCRAY MICHAEL TOREY
712 SE RACETRACK LN
LAKE CITY, FL 32025

2027

21-4S-17-08633-002

BUILDING CHARACTERISTICS

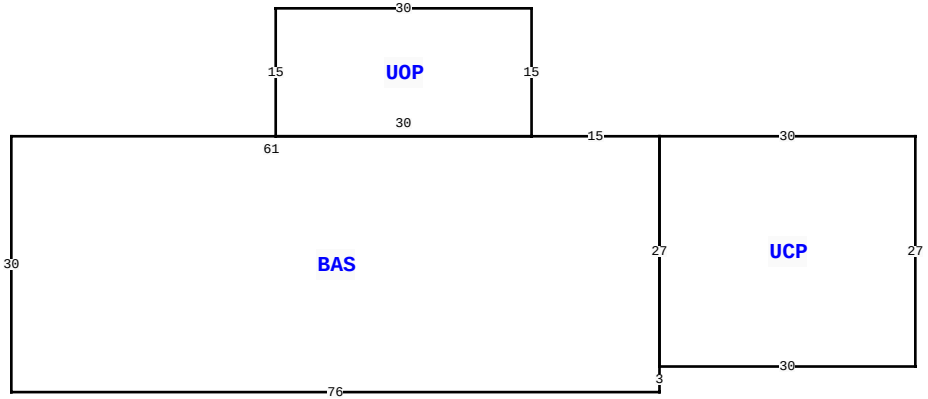
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	63,420
UCP	810	20		162	4,506
UOP	450	25		112	3,115
TOTALS	3,540			2,554	71,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,554	115.9000	69.54	177,605	2002	2002	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 2280 HX Base Yr 1995



712 SE RACETRACK LN, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	600.00	600.00	50	2011	2011	3	50	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	71,042
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	131,142
SOH/AGL Deduction	53,693
ASSESSED VALUE	77,449
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	26,038
TOTAL JUST VALUE	131,142
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,142

SALE:1:1: 5.00 AC WITH MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29058	M H	375	12/13/2010
26807	SFR	1,052	02/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0799/1644	12/28/1994	WD	Q	I		30,000
GRANTOR: SANDRA J SIEG						
GRANTEE: MICHAEL TOREY MCCRA						
0775/2272	6/01/1993	WD	Q	V	03	53,600
GRANTOR: BILLY SIEG INC						
GRANTEE: SANDRA SIEG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N15 W30 S15 E30$ W61 S30 E76 N3 UCP= E30 N27 W30 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.85	12,000.00	10,200.00	51,000							

REVIEW DATE 06/22/2017 BY DF Total Acres: 5.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/17/2026 BY SYS