

COMM NW COR OF NW1/4 OF SW1/4,
E 491.48 FT TO E LINE OF W 30
AC OF W1/2 OF W1/2 OF SW1/4, S

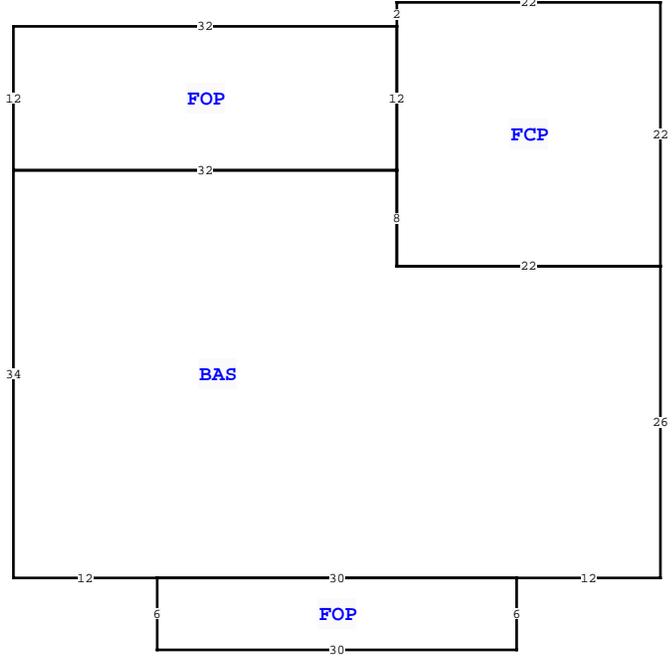
MCGRIFF BRADLEY/LESLIE MCGRIFF
1558 SE COUNTY RD 349
LAKE CITY, FL 32025

2026

25-5S-17-09387-004
VALUATION SUMMARY

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	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	02	WOOD FRAME	100			
Stories	1.	1.	100			
Units		0	100			
Condition Adj	03	03	100			
Kitchen Adjus	01	01	100			
Quality	06	06				
DOR CODE	5000	IMPROVED AG				
MAP NUM		MKT AREA	02			
NEIGHBORHOOD/LOC	25517.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,660	100		1,660	207,231	
FCP	484	25		121	15,106	
FOP	180	30		54	6,741	
FOP	384	30		115	14,357	
TOTALS	2,708			1,950	243,435	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2022									Heated Area: 1660 HX Base Yr 2022	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			243,435
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			256,955
SOH/AGL Deduction			45,308
ASSESSED VALUE			211,647
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			160,236
TOTAL JUST VALUE			353,435
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41044	SFR		12/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/0750	11/12/2020	WD	U	V	30	100

GRANTOR: LESLIE WITT MCGRIFF &
GRANTEE: BRADLEY A & LESLIE
1352/2077 | 1/31/2018 | WD | U | V | 11 | 0
GRANTOR: KENNETH & LOUISE M WI
GRANTEE: LESLIE WITT MCGRIFF

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=70,10] S34 E12 E30 E12 N26 W22 N8 W32 \$	
FOP=[ORIG=70,-2] S12 E32 N12 W32 \$	
FCP=[ORIG=102,-4] S2 S12 S8 E22 N22 W22 \$	
POP=[ORIG=82,44] S6 E30 N6 W30 \$	

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

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	6200	A	PASTURE 3	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							