BEG NW COR OF E1/2 OF NE1/4 OF S
FT, S 420 FT, W 210 FT, N 420 FT
COMM NE COR OF W1/2 OF NE1/4 OF

MCRAE BENJAMIN MARCUS/MCRAE STACY
840 SE COUNTY ROAD 349
LAKE CITY, FL 32025

2027

26-5S-17-09394-001

BUILDING CHARACTERISTICS

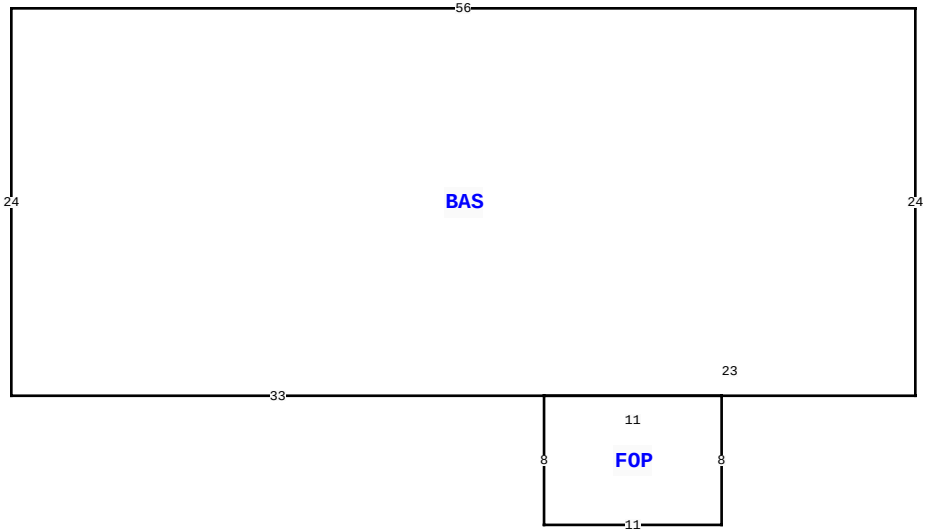
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
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	1,344	100		1,344	32,756
FOP	88	35		31	756
TOTALS	1,432			1,375	33,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,375	101.5550	60.93	83,779	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1344 HX Base Yr 2025



840 SE COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,512
TOTAL MARKET OB/XF VALUE		13,700
TOTAL LAND VALUE - MARKET		39,840
TOTAL MARKET VALUE		87,052
SOH/AGL Deduction		582
ASSESSED VALUE		86,470
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,059
TOTAL JUST VALUE		87,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,052

XFOB:1:1: 1976 GRANADA R11021029A & R11021029B

BLDG:1:1: GRANDA R11021029A & R11021029B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27818	M H	441	05/18/2009
15924	PUMP/UTPOL	30	08/19/1999
14944	M H	125	01/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1906	3/26/2024	QC	U	I	11	100
GRANTOR: ROBINSON WONELL						
GRANTEE: MCRAE BENJAMIN MARC						
0923/1142	3/27/2001	WD	Q	V	01	1,500
GRANTOR: MYRA GRAMLING						
GRANTEE: WONELL ROBINSOM (0.						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E33 FOP= S8 E11N8 W11$ E23 N24$.

LAND DESCRIPTION

TOTAL OB/XF 13,700

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.49	AC		1.00	1.00	1.00	16,000.00	16,000.00	7,840							

REVIEW DATE 08/28/2017 BY BC Total Acres: 2.49 Total Land Value: 39,840 Market: 0 Agricultural: 0 Common: 39,840 PRINTED 11/17/2026 BY SYS