

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

2026

26-5S-17-09394-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,344	100	
FOP	88	35	
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
1	MOBILE HME	100%	- 2025								
				Heated Area: 1344			HX Base Yr	2025			

BAS

FOP

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				2,926		
ASSESSED VALUE				84,126		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				32,715		
TOTAL JUST VALUE				87,052		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				82,072		
XF0B: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\$.						

EXTRA FEATURES												BLD DATE		LGL DATE		LAND DATE		AG DATE	
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	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			
												BLD DATE		LGL DATE		LAND DATE		AG DATE	
840 SE COUNTY ROAD 349 , LAKE CITY														05/06/2026		MLU			
												TOTAL OB/XF							
												13,700							

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	DPHT 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							