

COMM SE COR OF NW1/4 OF NE1/4, R
W 664.51 FT FOR POB, CONT W 664.
363.79 FT, E 664.09 FT, S 363.79

MCCRAY COREY J/MCCRAY JENALYN S
204 SW SURREAL CT
LAKE CITY, FL 32024

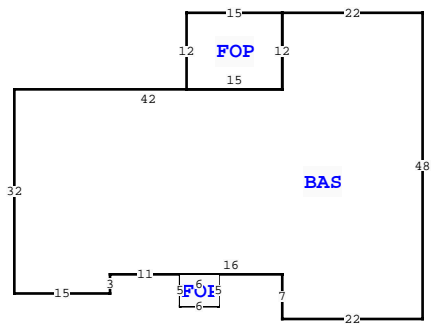
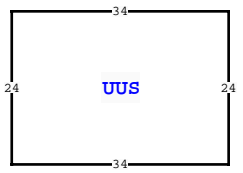
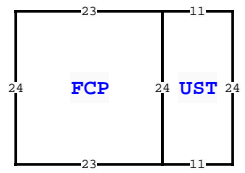
2026

27-4S-16-03208-210



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	27416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,319	100	
FCP	552	25	
FOP	30	30	
FOP	180	30	
UST	264	45	
UUS	816	50	
TOTALS	4,161		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,047	109.3190	122.44	373,075	2004	2004	0	0	21.00	79.00	
1 SINGLE FAM 100% - 2005 Heated Area: 2319 HX Base Yr 2005												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	294,729			
TOTAL MARKET OB/XF VALUE	5,566			
TOTAL LAND VALUE - MARKET	128,800			
TOTAL MARKET VALUE	315,015			
SOH/AGL Deduction	109,539			
ASSESSED VALUE	205,476			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	154,065			
TOTAL JUST VALUE	429,095			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	424,776			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048764	Roof Replacement	22,815	12/01/2023
21449	SFR	535	01/28/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/1530	5/29/2009	WD Q	Q	V	01	54,000
GRANTOR: RYAN & STEPHANIE BUNT						
GRANTEE: COREY & JENALYN S M						
1001/2587	11/25/2003	WD Q	Q	V		31,900
GRANTOR: WALTER EARLY RUSSELL						
GRANTEE: CORY J & JENALYN S						

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
1	0166	CONC, PAVMT	0	100	0	983.00	UT	2.00	2.00	100	2004	2004	3	100	1,966	
2	0070	CARPORT UF	0	100	18	540.00	UT	3.00	3.00	100	2004	2004	3	100	1,620	
3	0252	LEAN-TO W/	0	100	10	120.00	UT	2.50	2.50	100	2004	2004	3	100	300	
4	0294	SHED WOOD/	0	100	10	120.00	UT	14.00	14.00	100	2004	2004	3	100	1,680	

LAND DESCRIPTION													TOTAL OB/XF				5,566							
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.10	AC		1.00	1.00	1.00	445.00	445.00	6,720							
3	9910	M	MKT. VAL. AG	0			0.00	0.00	15.10	AC		1.00	1.00	1.00	8,000.00	8,000.00	120,800							

REVIEW DATE 07/17/2019 BY KR																								
Total Acres: 16.10					Total Land Value: 14,720					Market: 120,800					Agricultural: 6,720					Common: 8,000				