SW1/4 OF NE1/4 OF SE1/4.

809-2064, WD 1025-344, QC 1163-9

MCRAE CHRISTOPHER P
243 SW SUMAC LN
LAKE CITY, FL 32024

2027

28-4S-16-03231-008

BUILDING CHARACTERISTICS

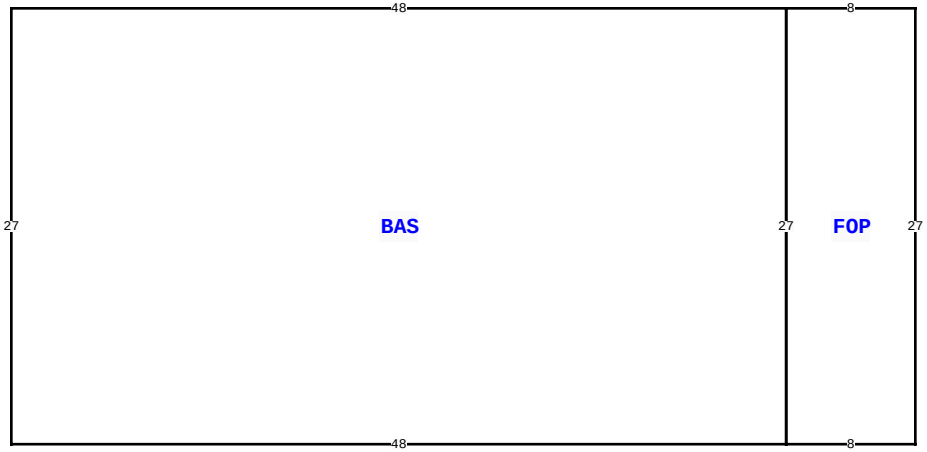
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	83,744
FOP	216	35		76	4,911
TOTALS	1,512			1,372	88,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,372	113.9000	105.93	145,336	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2010 Heated Area: 1296 HX Base Yr 2010



243 SW SUMAC LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	696.00	UT	2.50	2.50	100	2009	2009	3	100	1,740	
3	0296	SHED METAL	0	100	10	20	200.00	UT	11.00	11.00	100	2009	2009	3	100	2,200	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,655
TOTAL MARKET OB/XF VALUE		5,340
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		107,500
SOH/AGL Deduction		44,509
ASSESSED VALUE		62,991
TOTAL EXEMPTION VALUE	HX HB	37,991
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		188,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050754	Roof Replacement	8,500	09/06/2024
27530	M H	665	12/19/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/0918	12/03/2008	WD	Q	V		67,500
GRANTOR: THOMAS & AMANDA PRIES						
GRANTEE: CHRISTOPHER MCRAE						
1163/0916	12/03/2008	QC	Q	V	01	100
GRANTOR: KAY & ROBERT PRIEST						
GRANTEE: THOMAS & AMANDA PRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 FOP= E8 N27 W8 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,340

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 11/19/2024 BY JS Total Acres: 10.00 Total Land Value: 13,505 Market: 85,500 Agricultural: 4,005 Common: 9,500 PRINTED 11/17/2026 BY SYS