LOT 7 BLOCK 2 HIGHLANDS S/D.

407-392, WD 1304-1414,

MCCRANIE LANDS I, LLC
P O BOX 1945
LAKE CITY, FL 32056

**2027**

**30-3S-17-05890-000**

## BUILDING CHARACTERISTICS

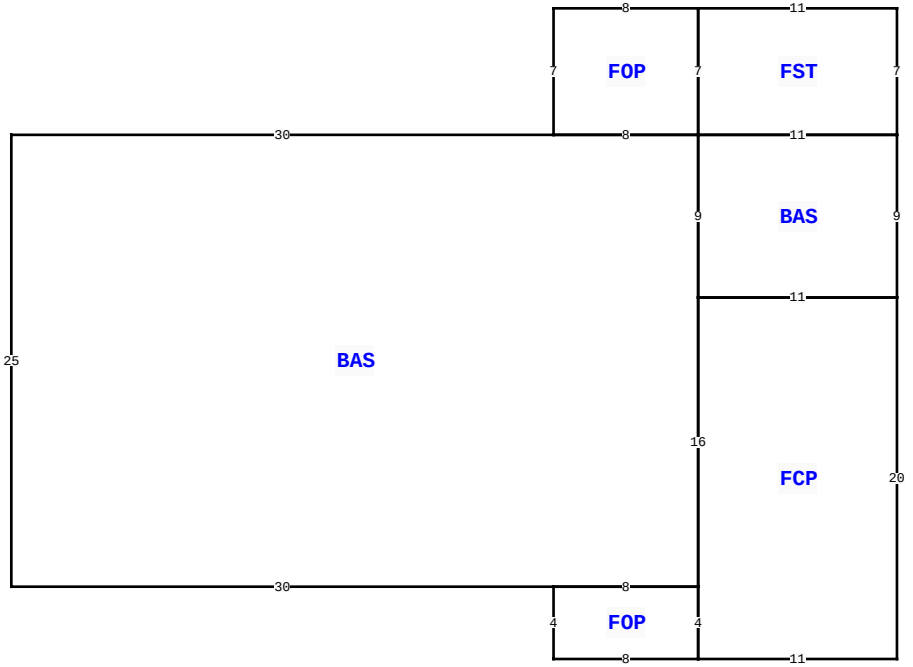
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 30317.020 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 99 | 100 | | 99 | 7,895 |
| BAS | 950 | 100 | | 950 | 75,761 |
| FCP | 220 | 25 | | 55 | 4,386 |
| FOP | 32 | 30 | | 10 | 798 |
| FOP | 56 | 30 | | 17 | 1,356 |
| FST | 77 | 55 | | 42 | 3,349 |
| TOTALS | 1,434 | | | 1,173 | 93,545 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,173 | 111.5370 | 122.69 | 143,915 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1049 HX Base Yr




875 NW INDIAN SHORE DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 93,545 |
| TOTAL MARKET OB/XF VALUE | 350 |
| TOTAL LAND VALUE - MARKET | 15,019 |
| TOTAL MARKET VALUE | 108,914 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 108,914 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,914 |
| TOTAL JUST VALUE | 108,914 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 110,614 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1304/1414 | 11/12/2015 | WD | U | I | 11 | 100 |

GRANTOR: JULIAN H MCCRANIE JR

GRANTEE: MCCRANIE LANDS I, L

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S25 E30 FOP= S4 E8 N4 W8$ E8 FCP= S4 E11 N20 W11S16$ N16BAS= E11 N9 W11 S9$ N9 FST= E11 N7 W11 S7$ FOP= N7 W8 S7 E8$ W8$.

## LAND DESCRIPTION

TOTAL OB/XF 350

| 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 | 0100 | C | SFR | 0 | | 00 | 0.00 | 0.00 | 10,012.72 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 15,019 | | | | | | | |

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.23 Total Land Value: 15,019 Market: 0 Agricultural: 0 Common: 15,019 PRINTED 11/17/2026 BY SYS