

LOT 15 BLOCK 5 HIGHLANDS S/D.
300-118, 689-676, 745-1400, 931-

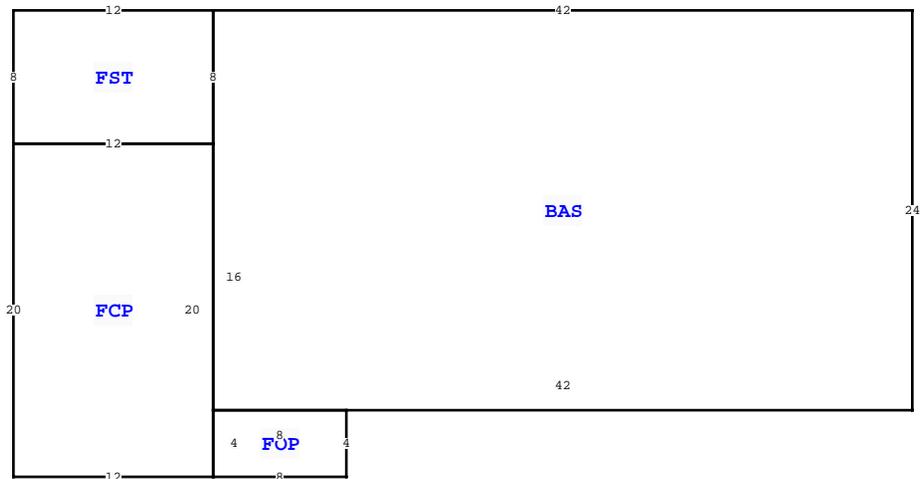
GRAINGER INVESTMENTS LLC
P O BOX 531
LAKE BUTLER, FL 32054

2026

31-3S-17-05935-000
COLUMBIA COUNTY PROPERTY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,131	114.7500	130.82	147,957	1964	1985	0	0	35.00	65.00
1 SINGLE FAM 0% - 2022 Heated Area: 1008 HX Base Yr											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	85,714
FCP	240	25		60	5,102
FOP	32	30		10	850
FST	96	55		53	4,506
TOTALS	1,376			1,131	96,172

COLUMBIA COUNTY PROPERTY PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 1 Tax Dist:											
BUILDING MARKET VALUE 96,172											
TOTAL MARKET OB/XF VALUE 800											
TOTAL LAND VALUE - MARKET 11,610											
TOTAL MARKET VALUE 108,582											
SOH/AGL Deduction 0											
ASSESSED VALUE 108,582											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 108,582											
TOTAL JUST VALUE 108,582											
NCON VALUE 0											
INCOME VALUE 0											
PREVIOUS YEAR MKT VALUE 106,891											
SALE:1:1: LOT 15, BLK 5, HIGHLANDS											

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

NEIGHBORHOOD/LOC 30317.020 1.00/											
1224 NW ASHLEY ST, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE 04/27/2022 MLU											
AG DATE											

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1433/38	3/22/2021	WD Q	I 05	230,000
GRANTOR: MCCRAINE LANDS I, LLC				
GRANTEE: GRAINGER INVESTMENT				
1304/1414	11/12/2015	WD U	I 11	100
GRANTOR: JULIAN H MCCRANIE JR				
GRANTEE: MCCRANIE LANDS I, L				

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W42 FST= W12 S8 E12 N8\$S8 FCP= W12 S20 E12 N20\$ S16 FOP= S4 E8 N4 W8\$ E42 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF 800												
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	0		*RSF-2	0.00	0.00	12,221.22	SF		1.00	1.00	1.00	0.95	0.95	11,610							