

THE E 120 FT OF S 50 FT BLK B &
OF BLK C HIGHLAND ESTATES S/D &
OF BLK C RUN SW ALONG JAMES AVE

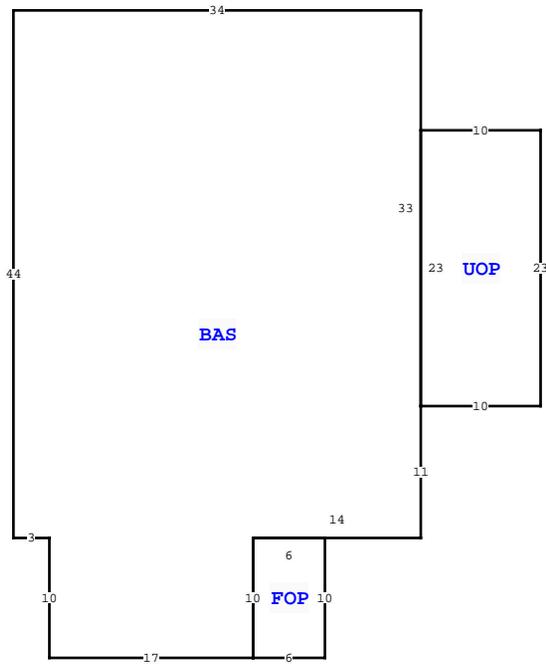
MCCRANIE LANDS I, LLC
P O BOX 1945
LAKE CITY, FL 32056

2026

33-3S-17-06499-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
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	07
NEIGHBORHOOD/LOC	33317.090	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,666	100	
FOP	60	30	
UOP	230	20	
TOTALS	1,956		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,730	93.0510	104.22	180,301	1978	1978	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1666 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		117,196				
TOTAL MARKET OB/XF VALUE		550				
TOTAL LAND VALUE - MARKET		10,500				
TOTAL MARKET VALUE		128,246				
SOH/AGL Deduction		0				
ASSESSED VALUE		128,246				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		128,246				
TOTAL JUST VALUE		128,246				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		128,246				
SALE:2:1: PART BLK B & C HIGHLAND ESTATES						
LAND:1:1: 14,896SF (9,750=STD). 0.35 AC						
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						
1297/2459	7/01/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (CICH						
GRANTEE: JULIAN N MCCRANIE J						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W34 S44 E3 S10 E17 FOP= E6 N10 W6 S10\$ N10 E14 N11 UOP= E10 N23 W10 S23\$ N33\$.						

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

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	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/ML	18.00	120.00	1.00	LT		1.00	1.00	1.50	7,000.00	10,500.00	10,500							