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

2027

33-3S-17-06499-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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

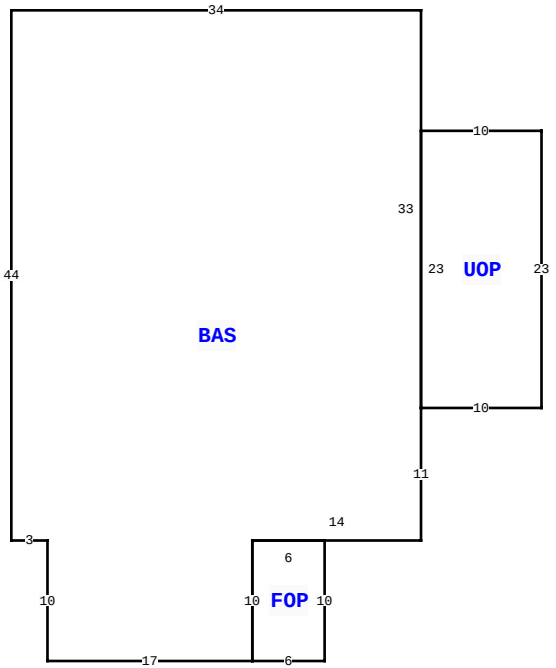
NEIGHBORHOOD/LOC 33317.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100		1,666	110,846
FOP	60	30		18	1,197
UOP	230	20		46	3,061
TOTALS	1,956			1,730	115,104

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	102.36	177,083	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1666 HX Base Yr



234 SE JAMES AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,104
TOTAL MARKET OB/XF VALUE	550
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	126,154
SOH/AGL Deduction	0
ASSESSED VALUE	126,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,154
TOTAL JUST VALUE	126,154
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$.

LAND DESCRIPTION

TOTAL OB/XF 550

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		RSF/MH	118.00	120.00	1.00	LT		1.00	1.00	1.50	7,000.00	10,500.00	10,500							

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.33 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/17/2026 BY SYS