

BEG SW COR OF NW1/4, N 2647.93 F
247.76 FT, NE 356.10 FT, E 79.52
WL/2 OF NW1/4, S 866.26 FT, E 104

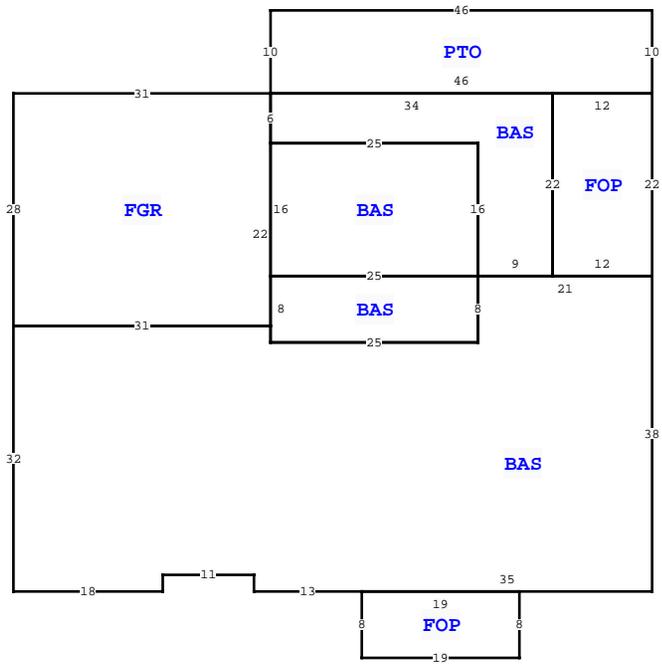
GRAND WILLIAM J.H./GRAND MYRA J
PO BOX 1058
LAKE CITY, FL 32056

2026

36-3S-15-00302-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	200	100	
BAS	348	100	
BAS	400	100	
BAS	2,518	100	
FGR	868	55	
FOP	152	30	
FOP	264	30	
PTO	460	5	
TOTALS	5,210		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,091	123.3100	140.57	575,072	2003	2003	0	0	22.00	78.00
1 SINGLE FAM 100% - 2026 Heated Area: 3466 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		448,556	
TOTAL MARKET OB/XF VALUE		160,314	
TOTAL LAND VALUE - MARKET		940,200	
TOTAL MARKET VALUE		690,586	
SOH/AGL Deduction		178,952	
ASSESSED VALUE		511,634	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		460,223	
TOTAL JUST VALUE		1,549,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,542,930	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055038	Remodel	583,250	02/18/2026
000054756	Roof Replacement	17,600	02/06/2026
000053309	Generator		06/04/2025
40425	POOL ENCL	0	08/24/2020
39961	POOL	0	06/17/2020
20844	REMODEL	125	07/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2517	3/18/2025	WD	U	I	16	1,999,000
GRANTOR: MCLEAN MURPHY B JR AN						
GRANTEE: GRAND WILLIAM J.H.						
1535/2487	3/18/2025	WD	U	I	16	1,255,900
GRANTOR: MCLEAN MURPHY B JR &						
GRANTEE: GRAND WILLIAM J.H.						

EXTRA FEATURES		BLD DATE		LGL DATE	
L	OB/XF CODE	INC DATE	LAND DATE	AG DATE	MLU
1	0030	BARN,MT			
2	0166	CONC,PAVMT			
3	0200	GARAGE F			
4	0296	SHED METAL			
5	0280	POOL R/CON			
6	0166	CONC,PAVMT			
7	9946	Well			
8	0190	FPLC PF			
9	0282	POOL ENCL			
10	0169	FENCE/WOOD			

TOTAL OB/XF											
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN,MT	0	100	50	100	UT	7.50	7.50	100	1999
2	0166	CONC,PAVMT	0	100	0	0	UT	2.00	2.00	100	2003
3	0200	GARAGE F	0	100	30	60	UT	30.00	30.00	100	2003
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2016
5	0280	POOL R/CON	0	100	16	34	UT	70.00	70.00	100	2020
6	0166	CONC,PAVMT	0	100	0	0	UT	2.25	2.25	100	2020
7	9946	Well	0	100	0	0	UT	4,000.00	4,000.00	100	
8	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2020
9	0282	POOL ENCL	0	100	31	43	UT	15.00	15.00	100	2020
10	0169	FENCE/WOOD	0	100	0	0	UT	5,000.00	5,000.00	100	2024
TOTALS 154,614											

LAND DESCRIPTION		LAND USE DESCRIPTION		R	LOC ZONE	TOT LND UTS	UNIT TYPE	DPTH FACT	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR		A-1	8.70	AC	1.00	1.00	6,000.00	6,000.00	52,200
2	6200	A	PASTURE 3		A-1	22.00	AC	1.00	1.00	280.00	280.00	6,160
3	5600	A	TIMBER 3		A-1	76.00	AC	1.00	1.00	281.00	281.00	21,356
4	5910	A	SWAMP/CYPRES		A-1	50.00	AC	1.00	1.00	40.00	40.00	2,000
5	9910	M	MKT.VAL.AG		A-1	148.00	AC	1.00	1.00	6,000.00	6,000.00	888,000

TOTAL OB/XF											
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN,MT	0	100	50	100	UT	7.50	7.50	100	1999
2	0166	CONC,PAVMT	0	100	0	0	UT	2.00	2.00	100	2003
3	0200	GARAGE F	0	100	30	60	UT	30.00	30.00	100	2003
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2016
5	0280	POOL R/CON	0	100	16	34	UT	70.00	70.00	100	2020
6	0166	CONC,PAVMT	0	100	0	0	UT	2.25	2.25	100	2020
7	9946	Well	0	100	0	0	UT	4,000.00	4,000.00	100	
8	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2020
9	0282	POOL ENCL	0	100	31	43	UT	15.00	15.00	100	2020
10	0169	FENCE/WOOD	0	100	0	0	UT	5,000.00	5,000.00	100	2024

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W21 S8 W25 N2 W31 S32 E18 N2 E11 S2 E13 E35 N38 \$											
FGR=[ORIG=-46,-16] N6 W31 S28 E31 N22 \$											
PTO=[ORIG=0,-22] N10 W46 S10 E46 \$											
BAS=[ORIG=-21,0] N16 W25 S16 E25 \$											
BAS=[ORIG=-12,-22] W34 S6 E25 S16 E9 N22 \$											
FOP=[ORIG=0,0] N22 W12 S22 E12 \$											
BAS=[ORIG=-21,0] W25 S8 E25 N8 \$											
FOP=[ORIG=-35,38] S8 E19 N8 W19 \$											

