COMM NE COR OF NW1/4 OF SW1/4, R
253 FT FOR POB, RUN S 767.85 FT,
E R/W OF GRADED RD, N ALONG RD T

SOUTHWOOD PINES LLC
281 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2027

36-4S-16-03332-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

118 SW SOCKET GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	55,200
TOTAL MARKET VALUE	106,800
SOH/AGL Deduction	0
ASSESSED VALUE	106,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,800
TOTAL JUST VALUE	106,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,800

BLDG:5:1: LOT 8
PRMT:5:1: LOT 7
PRMT:4:1: LOT 11
BLDG:4:1: LOT 6

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29750	M H	325	10/31/2011
24062	M H	275	01/23/2006
22680	M H	250	01/10/2005
22249	M H	250	08/27/2004
19389	M H	125	04/05/2002
19162	M H	125	01/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2591	1/21/2025	WD	U	I	35	565,000
GRANTOR: MCCRANIE LANDS I, LLC						
GRANTEE: SOUTHWOOD PINES LLC						
1304/1414	11/12/2015	WD	U	I	11	100
GRANTOR: JULIAN H MCCRANIE JR						
GRANTEE: MCCRANIE LANDS I, L						

BUILDING NOTES

BUILDING DIMENSIONS

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	0259	MHP HOOKUP	0	0	0	0	12.00	UT	4,300.00	4,300.00	100	0	0	3	100	51,600	

LAND DESCRIPTION

TOTAL OB/XF 51,600

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	0210	C	TRLR PARK	0		A-1	0.00	0.00	4.60	AC		1.00	1.00	1.00	12,000.00	12,000.00	55,200							

REVIEW DATE 01/27/2026 BY JB Total Acres: 4.60 Total Land Value: 55,200 Market: 0 Agricultural: 0 Common: 55,200 PRINTED 11/17/2026 BY SYS