

LOT 20 TURKEY RUN S/D.
972-1854, WD 1006-2329,
WD 1304-1412,

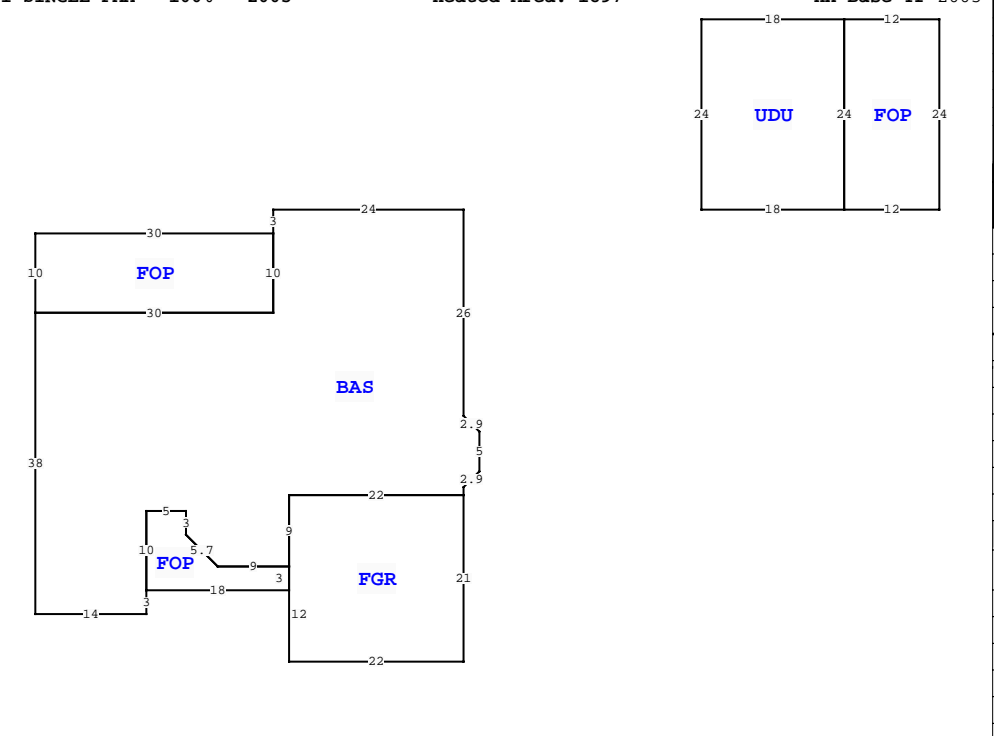
MCCRANIE JULIAN H JR TRUSTEE
OF THE MCCRANIE FAMILY TRUST, P O BOX 1945
LAKE CITY, FL 32056

2025

03-4S-16-02739-220

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,594	114.6600	120.39	312,292	2000	2004	0	0	20.50	79.50



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		248,272
TOTAL MARKET OB/XF VALUE		8,560
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		286,832
SOH/AGL Deduction		96,557
ASSESSED VALUE		190,275
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,553
TOTAL JUST VALUE		286,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,318

MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	3416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100		1,897	181,562
FGR	462	55		254	24,310
FOP	97	30		29	2,775
FOP	288	30		86	8,231
FOP	300	30		90	8,614
UDU	432	55		238	22,779
TOTALS	3,476			2,594	248,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048078	Electrical Servic	0	09/12/2023
20949	SFR	347	08/04/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1412	11/12/2015	WD	U	I	11	100

GRANTOR: JULIAN H MCCRANIE
GRANTEE: JULIAN H MCCRANIE J
1006/2329 2/06/2004 WD Q I 145,000
GRANTOR: JERRY T WOOD
GRANTEE: JULIAN H MCCRANIE

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	100	0	1,580.00	UT	2.00	2.00	100	2004	2004	3	100	3,160	
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		90	5,400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/30/2024	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W24 S3 FOP= W30 S10 E30 N10\$ S10 W30 S38 E14 N3 FOP= E18 N3 W9 U4 L4 N3 W5 S10\$ N10 E5 S3 R4 D4 E9 FGR= S12 E22 N21 W22 S9\$ N9 E22 N1 U2 R2 N5 L2 U2 N26\$ PTR= E30 UDU= E18 FOP= E12 N24 W12 S24\$ N24 W18 S24\$ W30\$.														

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							