COMM SE COR OF NW1/4 OF NE1/4, R
W 664.51 FT FOR POB, CONT W 664.
363.79 FT, E 664.09 FT, S 363.79

MCCRAY COREY J/MCCRAY JENALYN S
204 SW SURREAL CT
LAKE CITY, FL 32024

2024

27-4S-16-03208-210

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

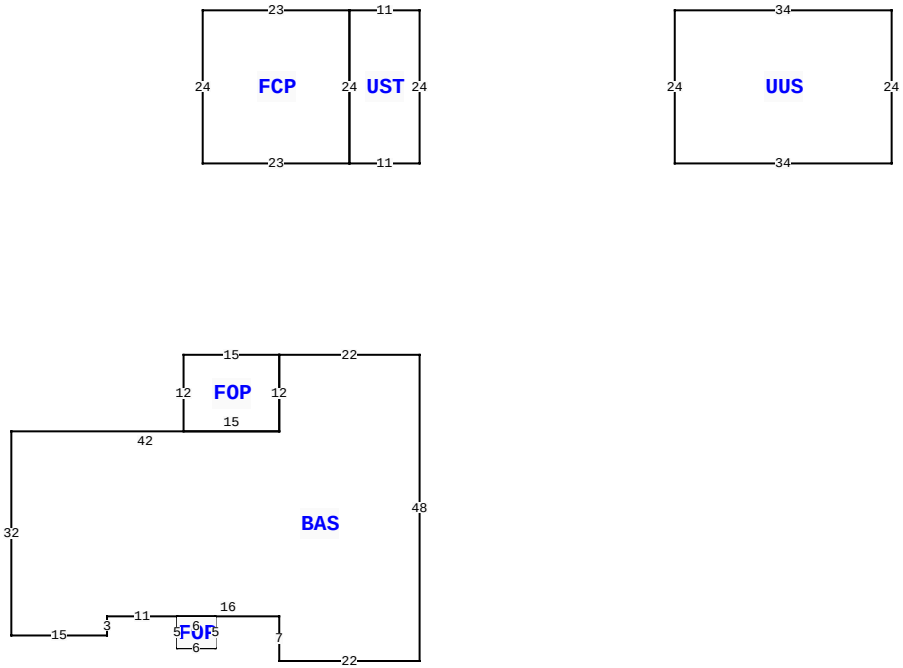
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	2,319	197,137
FCP	552	25	138	11,731
FOP	30	30	9	765
FOP	180	30	54	4,590
UST	264	45	119	10,116
UUS	816	50	408	34,684
TOTALS	4,161		3,047	259,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,047	109.3190	104.95	319,783	2004	2004	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2005 Heated Area: 2319 HX Base Yr 2005



204 SW SURREAL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		259,024
TOTAL MARKET OB/XF VALUE		5,566
TOTAL LAND VALUE - MARKET		112,700
TOTAL MARKET VALUE		278,370
SOH/AGL Deduction		83,513
ASSESSED VALUE		194,857
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,857
TOTAL JUST VALUE		377,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21449	SFR	535	01/28/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/1530	5/29/2009	WD	Q	V	01	54,000
GRANTOR: RYAN & STEPHANIE BUNT						
GRANTEE: COREY & JENALYN S M						
1001/2587	11/25/2003	WD	Q	V		31,900
GRANTOR: WALTER EARLY RUSSELL						
GRANTEE: CORY J & JENALYN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W15 S12 E15 N12$ S12 W42 S32 E15 N3 E11 FOP= S5 E6 N5 W6$ E16 S7 E22 N48$ PTR= N30 UST= N24 W11 FCP= W23 S24 E23 N24$ S24 E11$ S30 PTR= N30 E40 UUS= E34 N24 W34 S24$ S30 W40$.

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	0166	CONC,PAVMT	0	100	0	0	983.00	UT	2.00	2.00	100	2004	2004	3	100	1,966	
2	0070	CARPORT UF	0	100	18	30	540.00	UT	3.00	3.00	100	2004	2004	3	100	1,620	
3	0252	LEAN-TO W/	0	100	10	12	120.00	UT	2.50	2.50	100	2004	2004	3	100	300	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	14.00	14.00	100	2004	2004	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 5,566

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.10	AC		1.00	1.00	1.00	449.00	449.00	6,780							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	15.10	AC		1.00	1.00	1.00	7,000.00	7,000.00	105,700							

REVIEW DATE 07/17/2019 BY KR Total Acres: 16.10 Total Land Value: 13,780 Market: 105,700 Agricultural: 6,780 Common: 7,000 PRINTED 11/29/2023 BY SYS