

COMM NW COR OF SEC, E 1374.15 FT
650.54 FT, S 1267.32 FT TO N R/W
57.43 FT, W 588.18 FT, N 1275.47

MCCANTS BRIAN CHRISTOPHER/MCCANTS DANIELLE CHRISTI
425 SE FAMILY RD
LAKE CITY, FL 32025

2025

13-5S-17-09221-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13517.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	212,417
TOTALS	1,984		1,984	212,417

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	% COND
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023	100
2	0030	BARN,MT	0 100	0	0	1.00	UT	21,600.00	21,600.00	100	2024	2023	100
3	0166	CONC,PAVMT	0 100	0	0	1.00	UT	900.00	900.00	100	2024	2023	100

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100					1.00	AC		1.00	1.00
2	5600	A	TIMBER 3	100					11.64	AC		1.00	1.00
3	5910	A	SWAMP/CYPRES	100					6.48	AC		1.00	1.00
4	9910	M	MKT. VAL. AG	100					18.12	AC		1.00	1.00

REVIEW DATE 03/07/2023 BY JB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0203	02	1,984	115.0000	109.25	216,752	2023	2023	0	0	0	2.00	98.00	
1 MANUF 3 - 100% - 2024 Heated Area: 1984 HX Base Yr 2024													
BAS 2024													
425 SE FAMILY RD, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
03/17/2022 MLU													

TOTAL OB/XF													
29,500													

TOTAL OB/XF													
29,500													

Total Acres: 19.12 Total Land Value: 8,553 Market: 90,600 Agricultural: 3,553 Common: 5,000

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		212,417	
TOTAL MARKET OB/XF VALUE		29,500	
TOTAL LAND VALUE - MARKET		95,600	
TOTAL MARKET VALUE		250,470	
SOH/AGL Deduction		60,217	
ASSESSED VALUE		190,253	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		140,253	
TOTAL JUST VALUE		337,517	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,517	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045400	Storage Building	30,000	09/08/2022
000045165	Mobile Home		08/12/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1466/843	5/06/2022	WD	Q	V	01	92,500	
GRANTOR:RAYDIENT LLC							
GRANTEE:MCCANTS BRIAN CHRIS							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=18,10] E64 S31 W64 N31 \$													

OTHER ADJUSTMENTS AND NOTES													

PRINTED 11/20/2024 BY SYS