

MCCRANIE LANDS II, LLC
P O BOX 1945
LAKE CITY, FL 32056

34-3S-17-07099-000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Architectual

Units

Condition Adj

Kitchen Adjus

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FST

15

03

03

05

14

06

03

04

01

1.

05

02

01

05

05

0100

34317.070

1

1,248

100

1,248

82,288

96

55

53

3,494

1

0100

01

1,301

99.4500

101.44

131,973

1962

1962

0

0

0

35.00

65.00

1 SINGLE FAM - 0% - 0

Heated Area: 1248

HX Base Yr

28

36

12

8

8

12

20

48

BAS

FST

TOTALS

1,344

1,301

85,782

EXTRA FEATURES

300 SE DEFENDER DR, LAKE CITY

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

0

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

300

2

0120

CLFENCE 4

0

0

0

0

1.00

UT

0.00

0.00

100

1993

1993

3

100

200

3

0296

SHED METAL

0

0

0

0

1.00

UT

0.00

0.00

100

2012

2012

3

100

100

LAND DESCRIPTION

TOTAL OB/XF

600

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

RSF-2

80.00

127.00

1.00

LT

1.00

1.00

1.00

18,500.00

18,500.00

18,500

REVIEW DATE

01/18/2017

BY

BC

Total Acres: 0.23

Total Land Value: 18,500

Market: 0

Agricultural: 0

Common: 18,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDD

0100011,30199.4500101.44131,9731962196200035.0065.00

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE85,782

TOTAL MARKET OB/XF VALUE600

TOTAL LAND VALUE - MARKET18,500

TOTAL MARKET VALUE104,882

SOH/AGL Deduction11,348

ASSESSED VALUE93,534

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE93,534

TOTAL JUST VALUE104,882

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE99,834

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1304/141911/12/2015WDUUII11100

GRANTOR: JULIAN H MCCRANIE JR

GRANTEE: MCCRANIE LANDS II,

0994/24019/15/2003WDUQII48,000

GRANTOR: PATRICIA A CHAMBERS C

GRANTEE: JULIAN H MCCRANIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S28 E48 N20 FST= N8W12 S8 E12\$ W12 N8\$.