

Parcel: << 26-3S-16-02308-091 (8393) >>

Owner & Property Info

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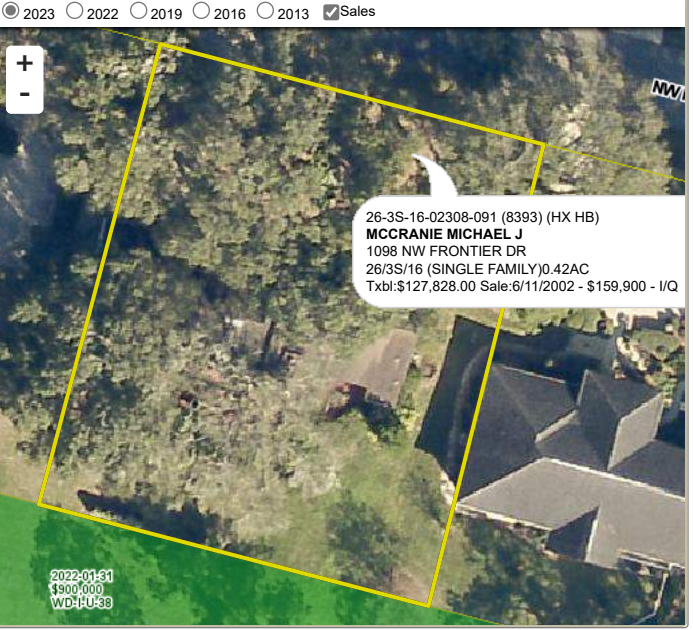
Owner	MCCRANIE MICHAEL J MCCRANIE GINGER L 1098 NW FRONTIER DRIVE LAKE CITY, FL 32055		
Site	1098 NW FRONTIER DR, LAKE CITY		
Description*	LOT 14 FAIRWAY VIEW UNIT 4. ORB 574-582, 773-749, 955-2281		
Area	0.42 AC	S/T/R	26-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$36,000	Mkt Land	\$36,000
Ag Land	\$0	Ag Land	\$0
Building	\$224,404	Building	\$224,404
XFOB	\$3,600	XFOB	\$3,600
Just	\$264,004	Just	\$264,004
Class	\$0	Class	\$0
Appraised	\$264,004	Appraised	\$264,004
SOH Cap [?]	\$91,355	SOH Cap [?]	\$86,176
Assessed	\$172,649	Assessed	\$177,828
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$122,649 city:\$0 other:\$0 school:\$147,649	Total Taxable	county:\$127,828 city:\$0 other:\$0 school:\$152,828

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/11/2002	\$159,900	0955/2281	WD	I	Q	
4/8/1993	\$117,000	0773/0749	WD	I	Q	
9/1/1985	\$130,000	0574/0582	WD	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1983	2650	4217	\$224,404

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$1,000.00	1.00	0 x 0
0180	FPLC 1STRY	0	\$2,000.00	1.00	0 x 0
0258	PATIO	1993	\$600.00	240.00	10 x 24

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0140	SFR GOLF (MKT)	1.000 LT (0.420 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$36,000 /LT	\$36,000

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