NE DIV: LOT 1 BLOCK 23 GELBERG'S
MCELROY'S S/D.

MCCORMICK CHAD/MCCORMICK SHAWN
PO BOX 2182
LAKE CITY, FL 32056

2026

00-00-00-11144-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

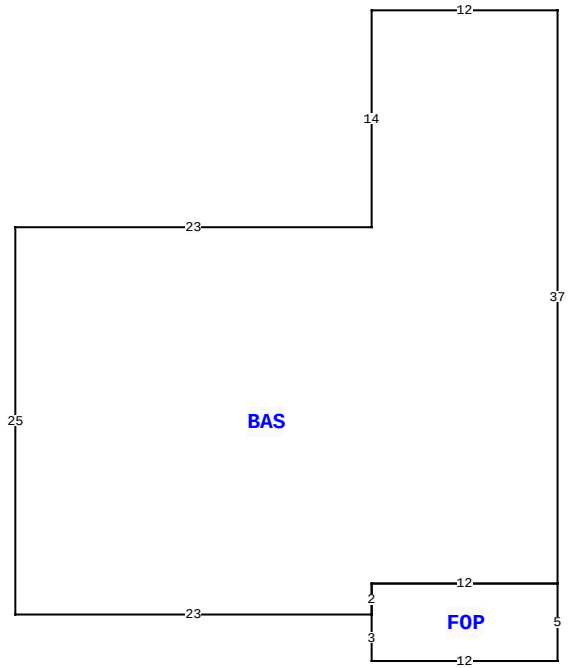
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	29317.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,019	100		1,019	52,593
FOP	60	30		18	929
TOTALS	1,079			1,037	53,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,037	83.7824	93.84	97,312	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2021 Heated Area: 1019 HX Base Yr



979 NE COLDWATER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	53,522
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,855
TOTAL MARKET VALUE	55,377
SOH/AGL Deduction	0
ASSESSED VALUE	55,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,377
TOTAL JUST VALUE	55,377
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/1084	10/07/2020	WD	Q	I	01	35,000
GRANTOR: FLORIDA SANDPIPER LLC						
GRANTEE: CHAD MCCORMICK & SH						
1378/2578	8/03/2018	QC	U	I	11	100
GRANTOR: STEPHEN D LEE						
GRANTEE: FLORIDA SANDPIPER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S14 W23 S25 E23 FOP= S3 E12 N5 W12 S2$ N2 E12N37$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	-353.00	70.00	3,710.00	SF		1.00	1.00	1.00	0.50	0.50	1,855							

REVIEW DATE 10/20/2015 BY DF Total Acres: 0.09 Total Land Value: 1,855 Market: 0 Agricultural: 0 Common: 1,855 PRINTED 11/21/2025 BY SYS