THAT PART OF LOT 5 ROSE CREEK PL
DESC AS: COMM NW COR OF SAID LOT
148.22 FT FOR POB, RUN S 2 DG E

MCCORMICK MARK M/MCCORMICK PATRICIA ANN
131 SW GOVERNORS GLN
LAKE CITY, FL 32024

2026

01-5S-16-03406-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

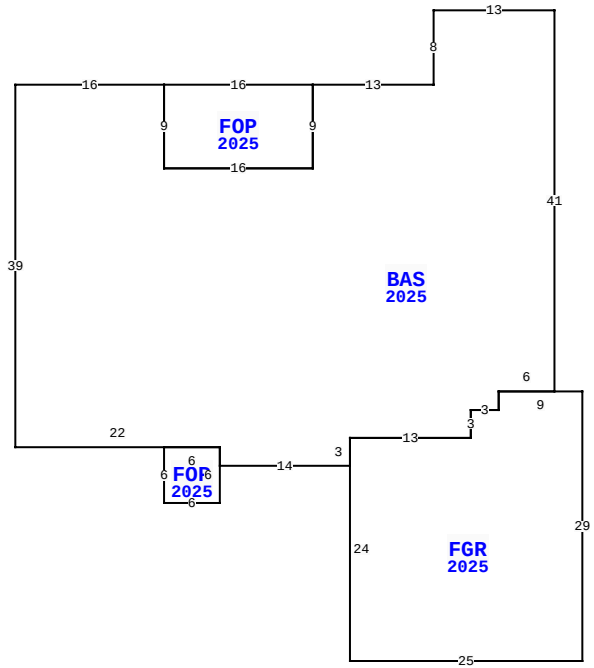
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,189	100	2025	2,189	294,705
FGR	654	55	2025	360	48,466
FOP	36	30	2025	11	1,481
FOP	144	30	2025	43	5,790
TOTALS	3,023			2,603	350,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	121.4220	135.99	353,982	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2189 HX Base Yr 2025



131 SW GOVERNORS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		350,442
TOTAL MARKET OB/XF VALUE		5,500
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		400,942
SOH/AGL Deduction		188,426
ASSESSED VALUE		212,516
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,794
TOTAL JUST VALUE		400,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049302	New Residential C	500,000	02/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/1544	10/10/2023	WD	Q	V	01	89,500
GRANTOR: COOK JEREMIAH J						
GRANTEE: MCCORMICK MARK M						
0927/1029	5/23/2001	WD	Q	V	06	25,000
GRANTOR: STEVEN & ELAINE KLAND						
GRANTEE: JEREMIAH & ABBIE CO						

BUILDING NOTES

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	1.00	UT	5,500.00	5,500.00	100	2025	2024		100	5,500	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-11] W13 S8 W13 S9 W16 N9 W16 S39 E22 S2 E14 N3 E13 N3 E3 N2 E6 N41 $
FGR=[YR=2025;ORIG=13,30] W9 S2 W3 S3 W13 S24 E25 N29 $
FOP=[YR=2025;ORIG=-32,-3] E16 S9 W16 N9 $
FOP=[YR=2025;ORIG=-32,36] E6 S6 W6 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,500

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-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,000							

REVIEW DATE 12/04/2024 BY HC Total Acres: 2.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/18/2025 BY SYS