

LOT 36 DEER CREEK S/D PHASE 2.  
626-272, 885-795, PB 962-2234, W

MCCORMACK TERRIE M  
156 SW CELINE CT  
LAKE CITY, FL 32024

2026

03-4S-16-02732-536



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 14 | PREFIN MT 100  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Stories                  | 1. | 1. 100         |
| Architectual             | 01 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

Quality 05 05

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 3416.0200 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,512            | 100         |      | 1,512        | 92,166               |
| FCP       | 300              | 25          |      | 75           | 4,572                |
| UOP       | 24               | 25          |      | 6            | 366                  |
| UOP       | 115              | 25          |      | 29           | 1,768                |
| USP       | 96               | 35          |      | 34           | 2,072                |

TOTALS 2,047 1,656 100,944

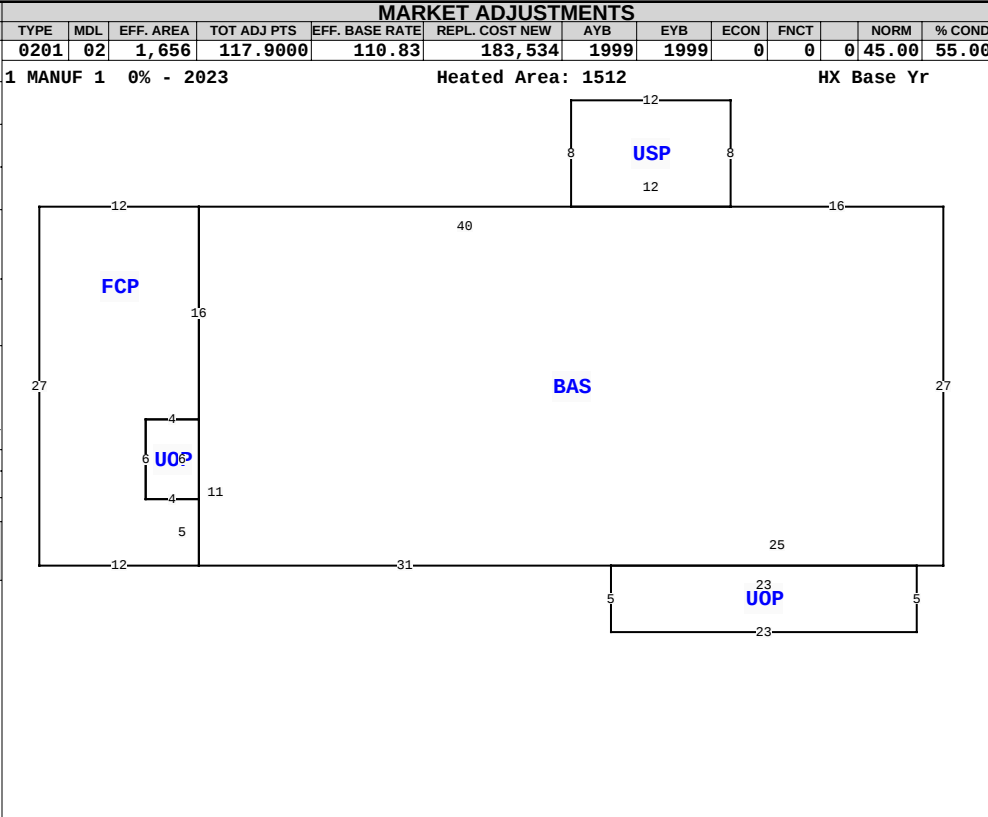
#### EXTRA FEATURES

| 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 |
|-----|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0190       | FPLC PF     | 0   | 0   | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       | 100       | 1999    | 1999        | 3 | 100    | 1,200           |       |
| 2   | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0  | 850.00 | UT | 1.50     | 1.50           | 100       | 1999    | 1999        | 3 | 100    | 1,275           |       |
| 3   | 0080       | DECKING     | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2007    | 2007        | 3 | 100    | 200             |       |
| 4   | 0296       | SHED METAL  | 0   | 0   | 12 | 12 | 144.00 | UT | 12.00    | 12.00          | 100       | 2007    | 2007        | 3 | 100    | 1,728           |       |
| 5   | 0296       | SHED METAL  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 400             |       |
| 6   | 0296       | SHED METAL  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 50              |       |
| 7   | 0120       | CLFENCE 4   | 0   | 0   | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       | 100       | 2024    | 2023        |   | 100    | 1,200           |       |

#### LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 0200     | C   | MBL HM               | 0   |     | RSF/MH   | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 25,000.00  | 25,000.00      | 25,000     |                             |      |         |      |     |    |        |

REVIEW DATE 09/18/2023 BY KS



606 SW WHITETAIL CIR, LAKE CITY

BLD DATE  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

05/09/2025 MLU

#### COLUMBIA COUNTY PROPERTY

| VALUATION SUMMARY         |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 100,944     |   |
| TOTAL MARKET OB/XF VALUE  |  | 6,053       |   |
| TOTAL LAND VALUE - MARKET |  | 25,000      |   |
| TOTAL MARKET VALUE        |  | 131,997     |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 131,997     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 131,997     |   |
| TOTAL JUST VALUE          |  | 131,997     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 131,997     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

#### SALES DATA

| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|------------|-----------|-----|-----|--------|------------|
| 1478/1758         | 11/03/2022 | QC        | U   | I   | 11     | 100        |

GRANTOR: TURNER JACQUELYN L

GRANTEE: MCCORMACK TERRIE M

1011/0628 3/02/2004 WD Q I 68,000

GRANTOR: LORNA G MURPHY & PEGG

GRANTEE: THEODORE & JACQUELY

#### BUILDING NOTES

#### BUILDING DIMENSIONS

BAS= W16 USP= N8 W12 S8 E12\$ W40 FCP= W12 S27 E12 N5 W4 N6 E4 N16\$ S16 UOP= W4 S6 E4 N6\$ S11 E31 UOP= S5 E23 N5 W23\$ E25 N27\$.

Total Acres: 0.39 Total Land Value: 25,000

Market: 0

Agricultural: 0

Common: 25,000

PRINTED 11/18/2025 BY SYS