LOT 4 BLK B HIGH HAMMOCK.

727-366, 861-857, 866-1500, 964-

MCCREA MERCELYN
219 SW SHERLOCK TER
LAKE CITY, FL 32024

2025

09-4S-17-08301-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

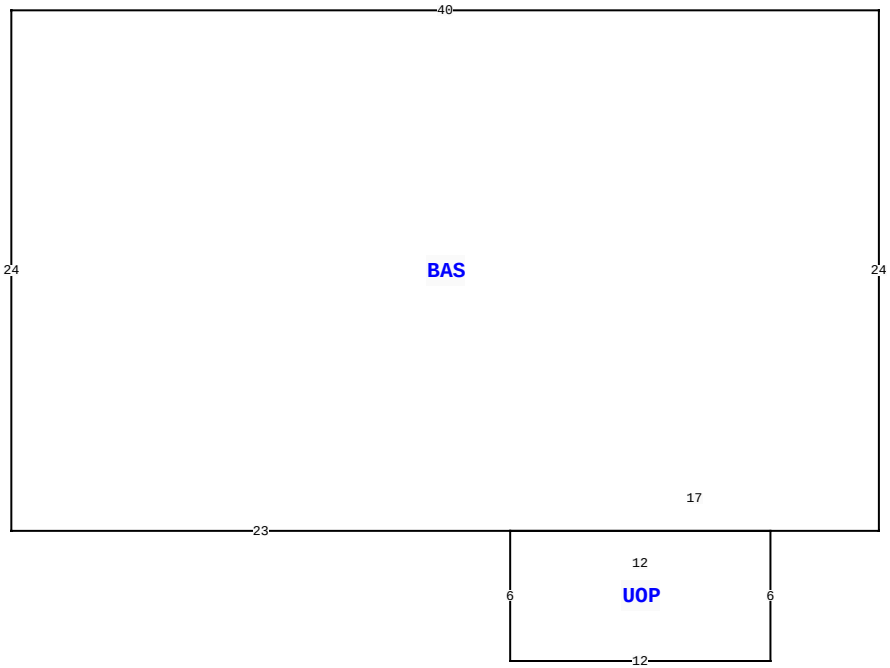
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0600	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,012
UOP	72	25		18	488
TOTALS	1,032			978	26,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	978	112.9000	67.74	66,250	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 0 Heated Area: 960 HX Base Yr



186 SE BEADIE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	26,500
TOTAL MARKET OB/XF VALUE	3,250
TOTAL LAND VALUE - MARKET	14,569
TOTAL MARKET VALUE	44,319
SOH/AGL Deduction	9,627
ASSESSED VALUE	34,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,692
TOTAL JUST VALUE	44,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,076

SALE:2:1: LOT 4, BLOCK B, HIGH HAMMOCK

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1524/1509	9/16/2024	LE	U	I	14	0
GRANTOR: MCCREA MERCELYN AKA M						
GRANTEE: MCCREA MERCELYN (EN						
0968/1478	11/22/2002	WD	Q	I	03	13,000
GRANTOR: CITIFINANCIAL						
GRANTEE: ROBERT & MERCELYN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E23 UOP= S6 E12N6 W12$ E17 N24$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,250

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.79	18,500.00	14,568.75	14,569							

REVIEW DATE 04/10/2017 BY DF Total Acres: 0.99 Total Land Value: 14,569 Market: 0 Agricultural: 0 Common: 14,569 PRINTED 05/14/2025 BY SYS