LOT 8 BLOCK 1 BLAINE ESTATES PHA

WD 1049-519, WD 1065-771, WD 111

MCCORMACK TERRIE M/MCCORMACK ALLEN E JR
156 SW CELINE CT
LAKE CITY, FL 32024

2026

22-4S-16-03090-128

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 06

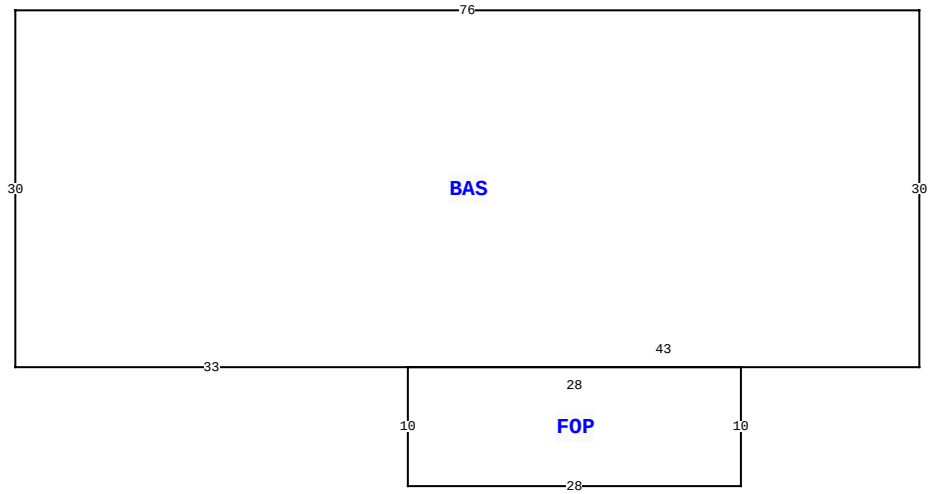
NEIGHBORHOOD/LOC 22416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	80,861
FOP	280	35		98	3,476
TOTALS	2,560			2,378	84,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,378	115.9000	69.54	165,366	2006	2006	0	0	0	49.00	51.00

1 MOBILE HME 100% - 2008 Heated Area: 2280 HX Base Yr 2008



156 SW CELINE CT, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		84,337
TOTAL MARKET OB/XF VALUE		24,487
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		131,324
SOH/AGL Deduction		20,322
ASSESSED VALUE		111,002
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,280
TOTAL JUST VALUE		131,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24118	M H	445	02/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/2169	10/15/2025	QC	U	I	11	100
GRANTOR: MCCORMACK TERRIE M						
GRANTEE: MCCORMACK TERRIE M						
1110/0478	2/01/2007	WD	U	V		100
GRANTOR: ALLEN E MCCORMACK						
GRANTEE: TERRIE MCCORMACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E33 FOP= S10 E28 N10 W28$ E43 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	160.00	UT	13.50	13.50	100	2007	2007	3	100	2,160	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	25	30	750.00	UT	12.00	12.00	60	2007	2007	3	60	5,400	
5	0166	CONC,PAVMT	0	100	0	0	2,802.00	UT	3.00	3.00	50	2007	2007	3	50	4,203	
6	0060	CARPORT F	0	100	18	24	432.00	UT	5.00	5.00	60	2007	2007	3	60	1,296	
7	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	50	2007	2007	3	50	1,728	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 24,487

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/04/2025 BY KS Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS