COMM INTERS E LINE OF NW1/4 OF S
US-441, RUN NW ALONG R/W 60 FT F
100 FT, SW 200 FT, SE 100 FT, NE

MCCORMACK DAVID W/MCCORMACK CAROL A
6032 S HIGHWAY 441
LAKE CITY, FL 32025

2026

28-4S-17-08807-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

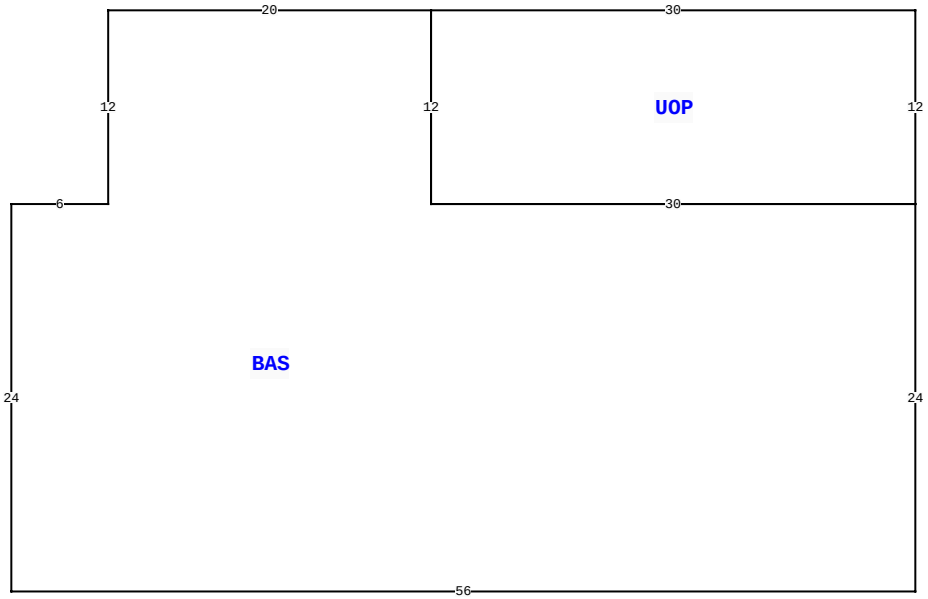
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	44,060
UOP	360	25		90	2,504
TOTALS	1,944			1,674	46,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	115.9000	69.54	116,410	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1584 HX Base Yr 2002



6032 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		46,564
TOTAL MARKET OB/XF VALUE		21,603
TOTAL LAND VALUE - MARKET		13,110
TOTAL MARKET VALUE		81,277
SOH/AGL Deduction		29,806
ASSESSED VALUE		51,471
TOTAL EXEMPTION VALUE	HX HB	26,471
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		81,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042376	Electrical Servic	0	07/21/2021
8470	M H	125	06/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0927/0744	5/21/2001	WD	Q	I		51,900
GRANTOR: Q RAULERSON						
GRANTEE: DAVID & CAROL MCCOR						
0927/0742	10/12/2000	QC	Q	I	01	100
GRANTOR: MARGARET S MOREE (CLE						
GRANTEE: QUINCY RAULERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N12 W20 S12 W6 S24 E56 N24$ UOP= N12 W30 S12 E30$. .

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	100	9	10	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0280	POOL R/CON	0	100	12	36	432.00	UT	70.00	70.00	100	2004	2004	3	43	13,003	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 21,603

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		A-1	0.00	0.00	0.46	AC		1.00	1.00	1.50	19,000.00	28,500.00	13,110							

REVIEW DATE 07/30/2021 BY JB Total Acres: 0.46 Total Land Value: 13,110 Market: 0 Agricultural: 0 Common: 13,110 PRINTED 11/20/2025 BY SYS