LOT 7 BLOCK 2 OAK RIDGE UNIT 1.
299-131, 730-815, 739-995, 744-1

MCCORMICK CHAD
PO BOX 2182
LAKE CITY, FL 32056

2026

30-3S-17-05870-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

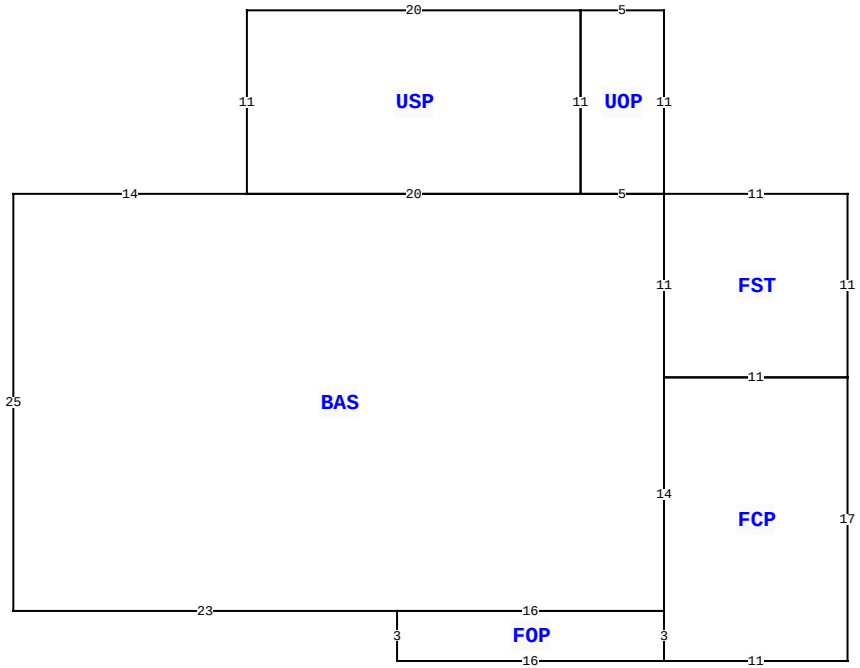
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100		975	83,040
FCP	187	25		47	4,003
FOP	48	30		14	1,192
FST	121	55		67	5,706
UOP	55	20		11	937
USP	220	35		77	6,558
TOTALS	1,606			1,191	101,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,191	116.9940	131.03	156,057	1971	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 975 HX Base Yr



1151 NW ASHLEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	101,437
TOTAL MARKET OB/XF VALUE	1,320
TOTAL LAND VALUE - MARKET	10,975
TOTAL MARKET VALUE	113,732
SOH/AGL Deduction	0
ASSESSED VALUE	113,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,732
TOTAL JUST VALUE	113,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1468/1522	5/25/2022	CT	U	I	18	77,000
GRANTOR: WACHA LISA C						
GRANTEE: MCCORMICK CHAD						
1048/2121	6/09/2005	WD	Q	I		87,000
GRANTOR: ANDREW W & VERONICA D						
GRANTEE: LISA C WACHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S25 E23 FOP= S3 E16N3 W16$ E16 FCP= S3 E11 N17 W11 S 14$ N14 FST= E11 N11 W11 S11$ N11 UOP= N11 W5 S11 E5$ W5 USP= N11 W20 S11 E20$ W20$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0296	SHED METAL	0	0	8	10	80.00	UT	7.00	7.00	75	1994	1994	3	75	420	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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	0			0.00	0.00	11,553.11	SF		1.00	1.00	1.00	0.95	0.95	10,975							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.27 Total Land Value: 10,975 Market: 0 Agricultural: 0 Common: 10,975 PRINTED 11/18/2025 BY SYS