LOT 6 PINE HAVEN S/D.
803-1574, WD 1054-1074, WD 1054-

MCCREA MERCELYN
219 SW SHERLOCK TER
LAKE CITY, FL 32024

2026

31-5S-16-03744-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Kitchen Adjus	01	01 100
Quality	05	05

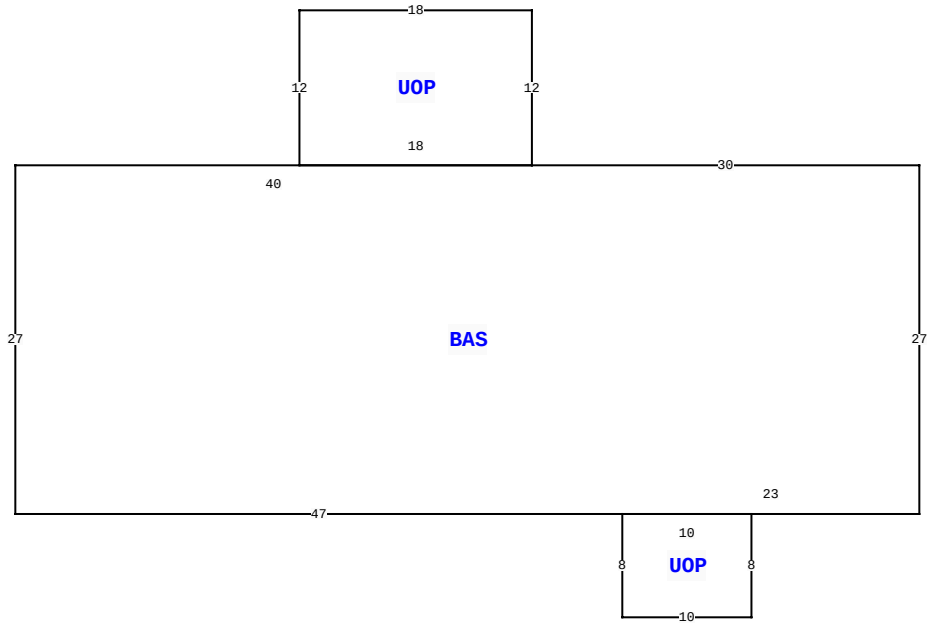
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 31516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	51,665
UOP	80	25		20	547
UOP	216	25		54	1,476
TOTALS	2,186			1,964	53,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,964	113.9000	68.34	134,220	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1890 HX Base Yr



465 SW GRAPE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,688
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	115,988
SOH/AGL Deduction	30,004
ASSESSED VALUE	85,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,984
TOTAL JUST VALUE	115,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12686	M H	125	06/20/1997

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						
1054/1075	8/02/2005	WD	U	V	08	25,000
GRANTOR: CONTI						
GRANTEE: MCCREA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N12 W18 S12 E18$ W40 S27 E47 UOP= S8 E10 N8 W10$ E23 N27$.

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	2020	2020	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/20/2019 BY JB Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/07/2025 BY SYS