

THAT PART OF LOT 5 ROSE CREEK PL  
DESC AS: COMM NW COR OF SAID LOT  
148.22 FT FOR POB, RUN S 2 DG E

MCCORMICK MARK M/MCCORMICK PATRICIA ANN  
131 SW GOVERNORS GLN  
LAKE CITY, FL 32024

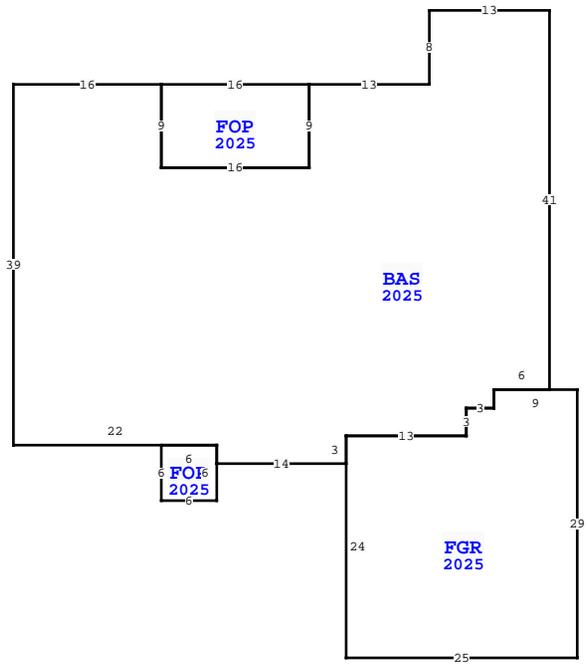
2026

01-5S-16-03406-205



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	100			
Bathrooms	2.5	100			
Frame	02	WOOD FRAME	100		
Stories	1.	1.100			
Units	0	100			
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	1516.0500	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,189	100	2025	2,189	299,971
FGR	654	55	2025	360	49,333
FOP	36	30	2025	11	1,508
FOP	144	30	2025	43	5,892
TOTALS	3,023			2,603	356,704

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2025									
				Heated Area:	2189			HX Base Yr	2025			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			356,704
TOTAL MARKET OB/XF VALUE			11,200
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			417,904
SOH/AGL Deduction			200,307
ASSESSED VALUE			217,597
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			166,186
TOTAL JUST VALUE			417,904
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			404,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049302	New Residential C	500,000	02/27/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/1544	10/10/2023	WD	Q	V	01	89,500
GRANTOR: COOK JEREMIAH J						
GRANTEE: MCCORMICK MARK M						
0927/1029	5/23/2001	WD	Q	V	06	25,000
GRANTOR: STEVEN & ELAINE KLAND						
GRANTEE: JEREMIAH & ABBIE CO						

EXTRA FEATURES																
L N	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	100	0	0	1.00	UT	5,500.00	100	2025	2024		100	5,500	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF												
11,200												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=10,-11] W13 S8 W13 S9 W16 N9 W16 S39 E22 S2 E14 N3 E13 N3 E3 N2 E6 N41 \$												
FGR=[YR=2025;ORIG=13,30] W9 S2 W3 S3 W13 S24 E25 N29 \$												
FOP=[YR=2025;ORIG=-32,-3] E16 S9 W16 N9 \$												
FOPs=[YR=2025;ORIG=-32,36] E6 S6 W6 N6 \$												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		A-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							