LOT 1 CYPRESS CREEK S/D.
815-1209, QC 1090-1579, WD 1092-

ANDERSON JACOLBY
118 SW MERRIMACK PL
LAKE CITY, FL 32024

2026

03-4S-16-02739-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

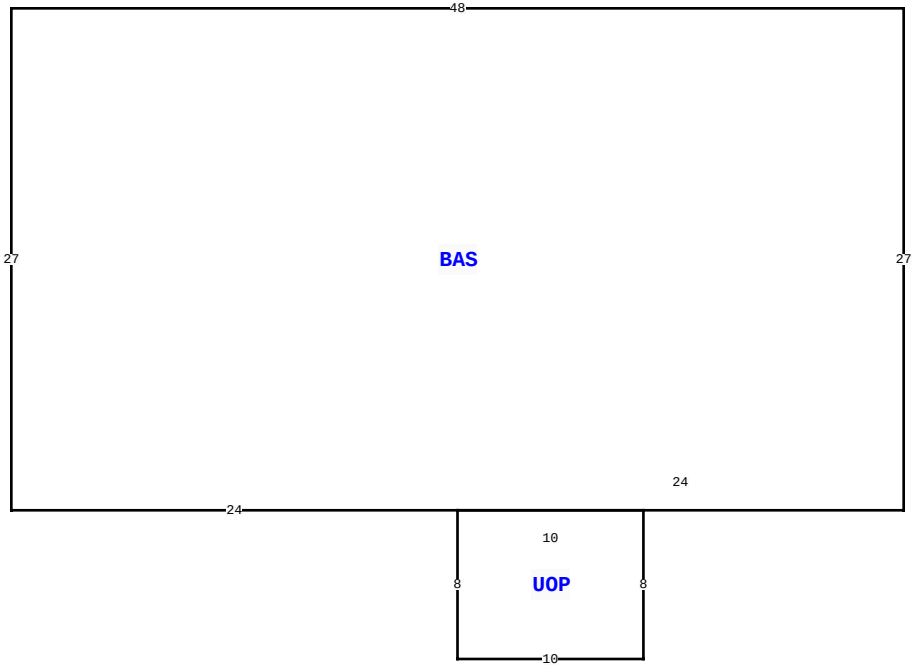
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	37,854
UOP	80	25		20	584
TOTALS	1,376			1,316	38,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,316	115.9000	73.02	96,094	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1296 HX Base Yr



118 SW MERRIMACK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	38,438
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	68,538
SOH/AGL Deduction	11,584
ASSESSED VALUE	56,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,954
TOTAL JUST VALUE	68,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1643	8/19/2020	WD	U	I	18	41,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: JACOLBY ANDERSON						
1412/0149	4/30/2020	WD	U	I	12	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E24 UOP= S8 E10 N8 W10$ E24 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	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 7,600

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.47 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/12/2026 BY SYS