

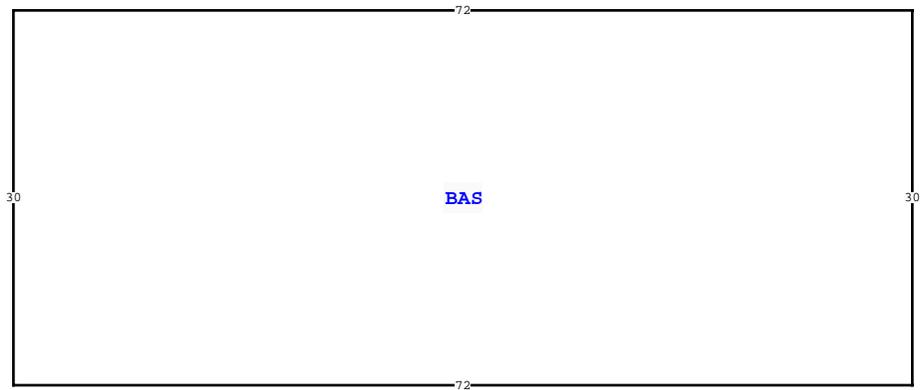
COMM SW COR, RUN E 85 FT, N 356.  
ON A CUL-DE-SAC ON S END OF BUCK  
CONT N ALONG C/L 15 FT FOR POB,

MCCORMICK VANESSA  
623 SW BUCK CT  
FORT WHITE, FL 32038

**2026**

20-7S-17-10027-129  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20717.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,160	100	
TOTALS	2,160		194,268

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2020		231,271	2017	2017	0	0	16.00	84.00	
			Heated Area: 2160				HX Base Yr	2020				
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE										05/15/2024		MLU
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3				Tax Dist:
BUILDING MARKET VALUE				194,268
TOTAL MARKET OB/XF VALUE				7,000
TOTAL LAND VALUE - MARKET				50,100
TOTAL MARKET VALUE				251,368
SOH/AGL Deduction				95,301
ASSESSED VALUE				156,067
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE				104,656
TOTAL JUST VALUE				251,368
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				255,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36100	M H	719	12/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/1450	10/30/2017	WD	Q	V	01	35,000
GRANTOR: SHARON J FLACK INDIV						
GRANTEE: VANESSA MCCORMICK						
1333/1368	3/22/2017	WD	U	V	11	100
GRANTOR: SHARON J FLACK						
GRANTEE: SHARON J FLACK TRUS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W72 S30 E72 N30\$.

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

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100								