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**

## BUILDING CHARACTERISTICS

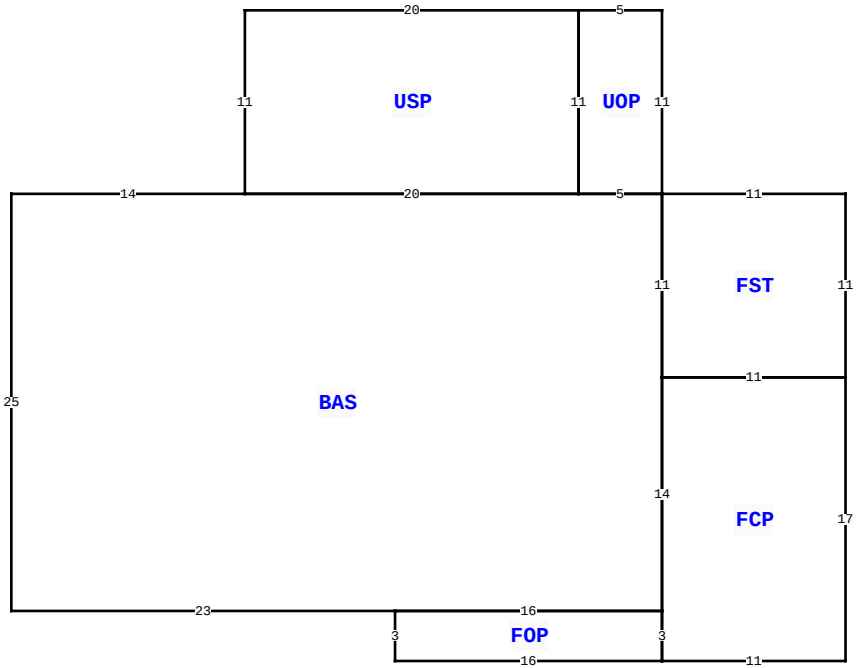
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 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 | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### 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 | 14,441 |
| TOTAL MARKET VALUE | 117,198 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 117,198 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 117,198 |
| TOTAL JUST VALUE | 117,198 |
| 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 | 1.25 | 1.25 | 14,441 | | | | | | | |

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.27 Total Land Value: 14,441 Market: 0 Agricultural: 0 Common: 14,441 PRINTED 06/23/2026 BY SYS