

LOT 7 BLOCK 2 OAK RIDGE UNIT 1.  
299-131, 730-815, 739-995, 744-1

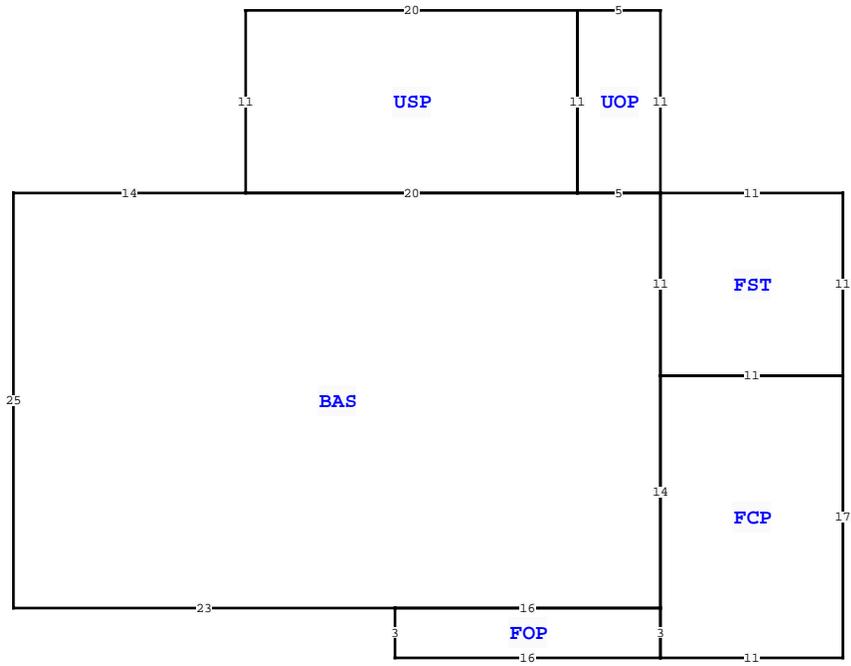
MCCORMICK CHAD  
PO BOX 2182  
LAKE CITY, FL 32056

**2026**

30-3S-17-05870-002  
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	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
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

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	133.37	158,844	1971	1990	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 975 HX Base Yr													



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	30317.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100		975	84,523
FCP	187	25		47	4,074
FOP	48	30		14	1,214
FST	121	55		67	5,808
UOP	55	20		11	954
USP	220	35		77	6,675
<b>TOTALS</b>	<b>1,606</b>			<b>1,191</b>	<b>103,249</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	103,249	
TOTAL MARKET OB/XF VALUE	1,320	
TOTAL LAND VALUE - MARKET	10,975	
TOTAL MARKET VALUE	115,544	
SOH/AGL Deduction	0	
ASSESSED VALUE	115,544	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	115,544	
TOTAL JUST VALUE	115,544	
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						

EXTRA FEATURES		1151 NW ASHLEY ST, LAKE CITY															
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	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	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/27/2022	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 S25 E23 FOP= S3 E16N3 W16\$ E16 FCP= S3 E11 N17 W11 S14\$ N14 FST= E11 N11 W11 S11\$ N11 UOP= N11 W5 S11 E5\$ W5 USP= N11 W20 S11 E20\$ W20\$.	

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	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	0			0.00	0.00	11,553.11	SF		1.00	1.00	1.00	0.95	0.95	10,975							