

THE S 557.28 FT OF THE E 1251.51
NE1/4 EX 10.64 AC DESC AS: COMM
OF NE1/4, W 419.21 FT FOR POB, C

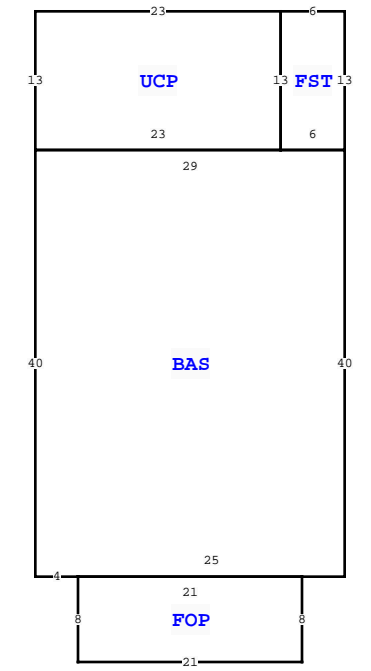
MCCREA MERCELYN
219 SW SHERLOCK TER
LAKE CITY, FL 32024

2026

31-5S-17-09467-000
VALUATION SUMMARY

| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 15 CONC BLOCK 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 03 PLASTER 100 |
| Interior Floo | 02 MIN PLYWD 100 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 03 FORCED AIR 100 |
| Bedrooms | 3 100 |
| Bathrooms | 1 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectual | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 01 01 100 |
| Kitchen Adjus | 01 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
| 0100 | 01 | 1,313 | 80.5600 | 90.23 | 118,472 | 1953 | 1953 | 0 | 0 | 15 | 35.00 | 50.00 |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|--------------|-------------|---------|
| VALUATION SUMMARY | | STANDARD | |
| VALUATION BY | Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | | 59,236 |
| TOTAL MARKET OB/XF VALUE | | | 8,400 |
| TOTAL LAND VALUE - MARKET | | | 59,338 |
| TOTAL MARKET VALUE | | | 126,974 |
| SOH/AGL Deduction | | | 28,655 |
| ASSESSED VALUE | | | 98,319 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 98,319 |
| TOTAL JUST VALUE | | | 126,974 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 113,281 |

| | | | | | |
|------------------|--------------------|-------------|------|--------------|----------------------|
| Quality | 04 04 | | | | |
| DOR CODE | 0100 SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA 02 | | | | |
| NEIGHBORHOOD/LOC | 31517.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,160 | 100 | | 1,160 | 52,334 |
| FOP | 168 | 30 | | 50 | 2,256 |
| FST | 78 | 55 | | 43 | 1,940 |
| UCP | 299 | 20 | | 60 | 2,707 |
| TOTALS | 1,705 | | | 1,313 | 59,236 |

135 SW REGIMENT PL, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 |
| INC DATE | | AG DATE | MLU |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 14436 | REMODEL | 180 | 08/25/1998 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1524/1509 | 9/16/2024 | LE | U | I | 14 | 0 |
| GRANTOR: MCCREA MERCELYN AKA M | | | | | | |
| GRANTEE: MCCREA MERCELYN (EN | | | | | | |
| 1351/2630 | 1/19/2018 | WD | Q | I | 01 | 65,000 |
| GRANTOR: KEITH ORMAN | | | | | | |
| GRANTEE: MERCELYN MCCREA | | | | | | |

| 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 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,400 | |
| 4 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 3,600 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 6 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS= S40 E4 FOP= S8 E21 N8 W21\$ E25 N40 FST= N13 W6 UCP= W23 S13 E23 N13\$ S13 E6\$ W29\$. | |

| 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 | | A-1 | 0.00 | 0.00 | 5.37 | AC | | 1.00 | 1.00 | 0.85 | 13,000.00 | 11,050.00 | 59,338 | | | | | | | | |