

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

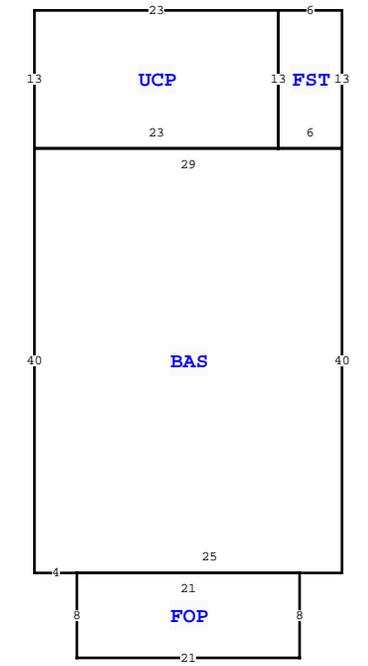
MCCREA MERCELYN
219 SW SHERLOCK TER
LAKE CITY, FL 32024

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	91.84	120,586	1953	1953	0	0	15	35.00	50.00	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		60,293	
TOTAL MARKET OB/XF VALUE		8,400	
TOTAL LAND VALUE - MARKET		59,338	
TOTAL MARKET VALUE		128,031	
SOH/AGL Deduction		29,712	
ASSESSED VALUE		98,319	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		98,319	
TOTAL JUST VALUE		128,031	
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	53,267
FOP	168	30		50	2,296
FST	78	55		43	1,975
UCP	299	20		60	2,755
TOTALS	1,705			1,313	60,293

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							