LOT 5 BLOCK 2 MORNINGSIDE HEIGHTS S/D.

MCCORMICK CHAD
P O BOX 2182
LAKE CITY, FL 32056

2027

33-3S-17-06388-000

BUILDING CHARACTERISTICS

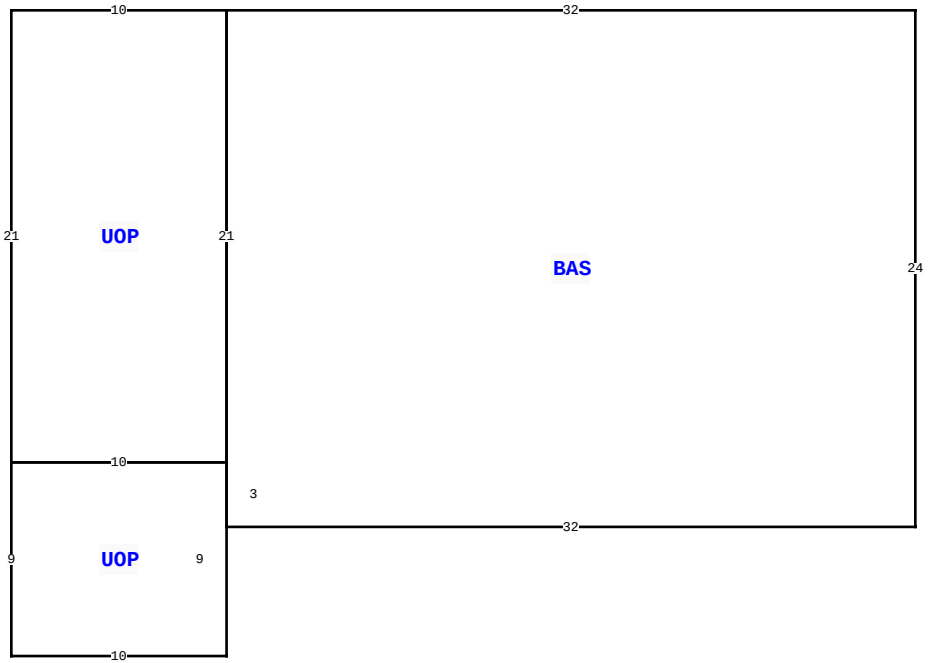
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	37,678
UOP	90	20		18	883
UOP	210	20		42	2,060
TOTALS	1,068			828	40,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	828	81.0900	89.20	73,858	1949	1949	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2021 Heated Area: 768 HX Base Yr



1343 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	40,622
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	19,500
TOTAL MARKET VALUE	60,272
SOH/AGL Deduction	0
ASSESSED VALUE	60,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,272
TOTAL JUST VALUE	60,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,009

SALE:1:1: LOT 5 BLK 2 MORNINGSIDE HGTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2122	12/18/2020	WD	Q	I	01	47,500
GRANTOR: THE JONES LIVING TRUS						
GRANTEE: MCCORMICK CHAD						
1151/0687	5/27/2008	WD	Q	I		34,000
GRANTOR: TANYA PROWANT & BRADL						
GRANTEE: JACOB & REBECCA JON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= W10 S21 E10 N21$ S21 UOP= W10 S9 E10 N9$ S3 E32 N24$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	300.00	300.00	50	1994	1994	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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		CI	60.00	130.00	7,800.00	SF		1.00	1.00	1.00	2.50	2.50	19,500							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.18 Total Land Value: 19,500 Market: 0 Agricultural: 0 Common: 19,500 PRINTED 11/17/2026 BY SYS