COMM NW COR OF SE1/4 OF NE1/4 FO
FT, S 302.44 FT, W 151.15 FT TO
OF SE1/4 OF NE1/4, N 302.37 FT T

MCCARTHY MARK
125 SW BOGGLE WAY
LAKE CITY, FL 32024

**2025**

**01-5S-16-03393-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

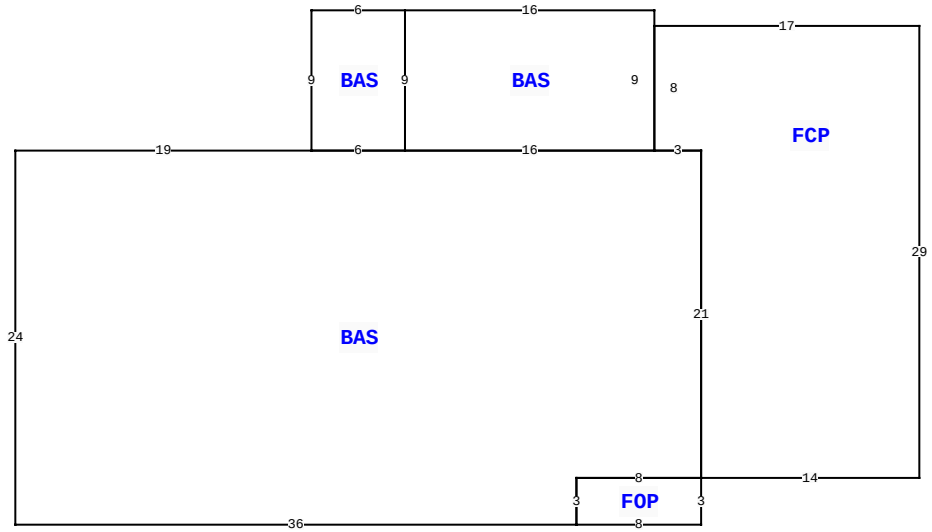
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 54 | 100 | | 54 | 6,512 |
| BAS | 144 | 100 | | 144 | 17,366 |
| BAS | 1,032 | 100 | | 1,032 | 124,452 |
| FCP | 430 | 25 | | 108 | 13,024 |
| FOP | 24 | 30 | | 7 | 844 |
| TOTALS | 1,684 | | | 1,345 | 162,199 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,345 | 121.3212 | 135.88 | 182,759 | 1956 | 2015 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1230 HX Base Yr 2024




125 SW BOGGLE WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 162,199 |
| TOTAL MARKET OB/XF VALUE | | 32,000 |
| TOTAL LAND VALUE - MARKET | | 12,000 |
| TOTAL MARKET VALUE | | 206,199 |
| SOH/AGL Deduction | | 2,245 |
| ASSESSED VALUE | | 203,954 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 153,232 |
| TOTAL JUST VALUE | | 206,199 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 198,206 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1472/1563 | 6/30/2022 | WD | Q | I | 01 | 215,000 |
| GRANTOR: WARD GARRY JR | | | | | | |
| GRANTEE: MCCARTHY MARK | | | | | | |
| 1431/402 | 2/16/2021 | WD | U | I | 30 | 36,700 |
| GRANTOR: WARD GARRY WAYNE SR | | | | | | |
| GRANTEE: WARD GARRY JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 S24 E36 N3 E8 N21 W3 W16 W6 $
FCP=[ORIG=25,21] E14 N29 W17 S8 E3 S21 $
BAS=[ORIG=22,0] N9 W16 S9 E16 $
BAS=[ORIG=6,0] N9 W6 S9 E6 $
FOP=[ORIG=17,24] E8 N3 W8 S3 $
.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 20 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,500 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 1,500 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 60 | 30 | 1,800.00 | UT | 15.00 | 15.00 | 100 | 2023 | 2022 | | 100 | 27,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 32,000

| 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 | 100 | | A-1 | 0.00 | 0.00 | 0.60 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 12,000 | | | | | | | |

REVIEW DATE 09/21/2022 BY ME Total Acres: 0.60 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/24/2025 BY SYS