S1/2 OF SE1/4 OF NW1/4 OF SW1/4
N & E SIDE FOR RD R/W & EX .90 A
COMM SE COR OF S1/2 OF SE1/4 OF

MCCRARY THOMAS J
172 SW SHERLOCK TER
LAKE CITY, FL 32024

2026

11-5S-16-03582-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

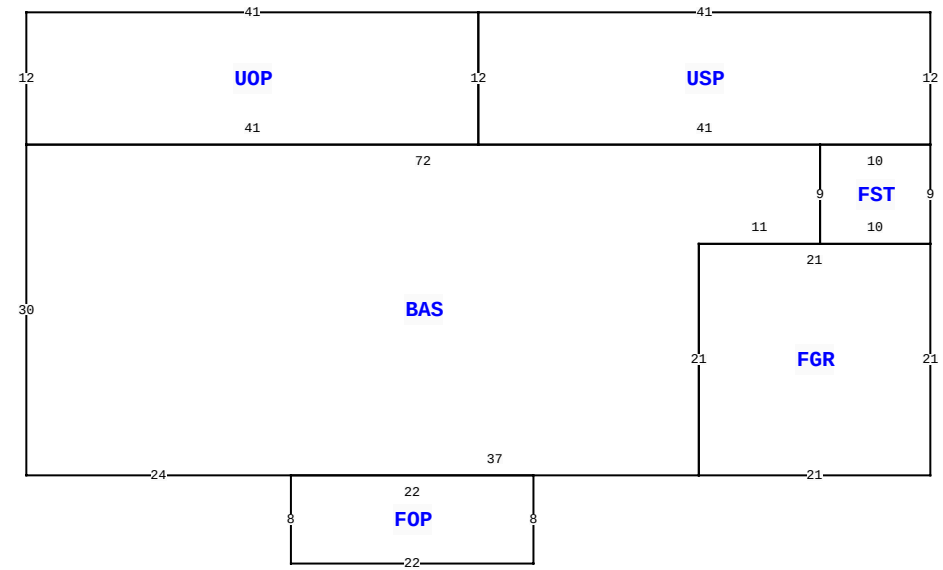
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,929	100		1,929	158,813
FGR	441	55		243	20,006
FOP	176	30		53	4,363
FST	90	55		50	4,116
UOP	492	20		98	8,068
USP	492	35		172	14,161
TOTALS	3,620			2,545	209,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,545	113.0880	126.66	322,350	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1929 HX Base Yr 2005



172 SW SHERLOCK TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,528
TOTAL MARKET OB/XF VALUE		9,665
TOTAL LAND VALUE - MARKET		27,975
TOTAL MARKET VALUE		247,168
SOH/AGL Deduction		97,299
ASSESSED VALUE		149,869
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,147
TOTAL JUST VALUE		247,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,168

SALE:2:1: AN UNDIV 1/2 INT

SALE:1:1: GIVING UP HER INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12168	M H	125	02/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/1863	12/05/2008	WD	Q	I	01	0
GRANTOR: THOMAS J & ERIKA MCCR						
GRANTEE: THOMAS J MCCRARY						
1005/1511	1/23/2004	WD	Q	I	06	90,000
GRANTOR: ROBERT W MCDONALD						
GRANTEE: THOMAS J & ERIKA MC						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N12 W41 UOP= W41 S12 E41 N12$ S12 E41$ FST= W10 BAS= W72 S30 E24 FOP= S8E22 N8 W22$ E37 FGR= E21 N21 W21 S21$ N21 E11 N9$ S9 E10 N9$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0040	BARN,POLE	0	100	24	28	672.00	UT	2.50	2.50	70	1993	1993	3	70	1,176	
4	0166	CONC,PAVMT	0	100	20	21	420.00	UT	2.25	2.25	100	2009	2009	3	100	945	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
7	0252	LEAN-TO W/	0	100	27	12	324.00	UT	1.50	1.50	100	2009	2009	3	100	486	
8	0252	LEAN-TO W/	0	100	27	12	324.00	UT	1.50	1.50	100	2009	2009	3	100	486	
9	0294	SHED WOOD/	0	100	16	22	352.00	UT	11.00	11.00	100	2009	2009	3	100	3,872	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

TOTAL OB/XF 8,965

LAND DESCRIPTION

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	3.73	AC		1.00	1.00	1.00	7,500.00	7,500.00	27,975							

REVIEW DATE 09/17/2019 BY BC Total Acres: 3.73 Total Land Value: 27,975 Market: 0 Agricultural: 0 Common: 27,975 PRINTED 11/11/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	

TOTAL OB/XF 700

LAND DESCRIPTION

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

REVIEW DATE 09/17/2019 BY BC Total Acres: 3.73 Total Land Value: 27,975 Market: 0 Agricultural: 0 Common: 27,975 PRINTED 11/11/2025 BY SYS