THE S 697 FT OF SW1/4 OF NW1/4 &
OF NW1/4 OF SW1/4 EX 2 AC & EX R
AC DESC ORB 704-258 & EX 12 AC D

THE MARY LOU PERRY LIVING TRUST
731 SW SABRE AVE
LAKE CITY, FL 32024

2026

14-4S-15-00369-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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

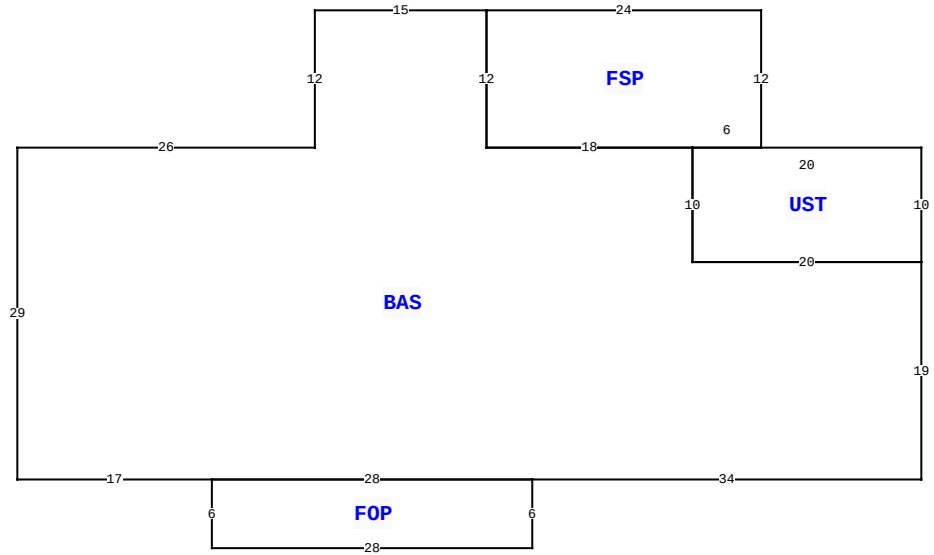
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	14415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100		2,271	175,382
FOP	168	30		50	3,862
FSP	288	40		115	8,881
UST	200	45		90	6,950
TOTALS	2,927			2,526	195,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,526	106.0800	118.81	300,114	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2271 HX Base Yr



731 SW SABRE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	261,153
TOTAL MARKET OB/XF VALUE	18,800
TOTAL LAND VALUE - MARKET	57,970
TOTAL MARKET VALUE	337,923
SOH/AGL Deduction	0
ASSESSED VALUE	337,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,923
TOTAL JUST VALUE	337,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53726	Roof Replacement	15,000	07/31/2025
13611	M H	125	02/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1455	3/18/2022	WD	P	I	98	64,100
GRANTOR:						
GRANTEE:						
1269/0942	2/06/2014	WD	U	I	30	100
GRANTOR: MARY LOU PERRY						
GRANTEE: MARY LOU PERRY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N12 W15 S12 W26 S29 E17 FOP= S6 E28 N6 W28$ E28 E34 N19 UST= N10 W20 S10 E20$W20 N10$ FSP= E6 N12 W24 S12 E18$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
2	0180	FPLC 1STRY	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
3	0294	SHED WOOD/	0	0	26	50	1,300.00	UT	1.50	1.50	100	1987	1987	3	100	1,950	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,800	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 18,800

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		A-1	0.00	0.00	5.27	AC		1.00	1.00	1.00	11,000.00	11,000.00	57,970							

REVIEW DATE 08/12/2025 BY chuck Total Acres: 5.27 Total Land Value: 57,970 Market: 0 Agricultural: 0 Common: 57,970 PRINTED 11/19/2025 BY SYS

THE S 697 FT OF SW1/4 OF NW1/4 &
OF NW1/4 OF SW1/4 EX 2 AC & EX R
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Interior Floo	14	CARPET 50
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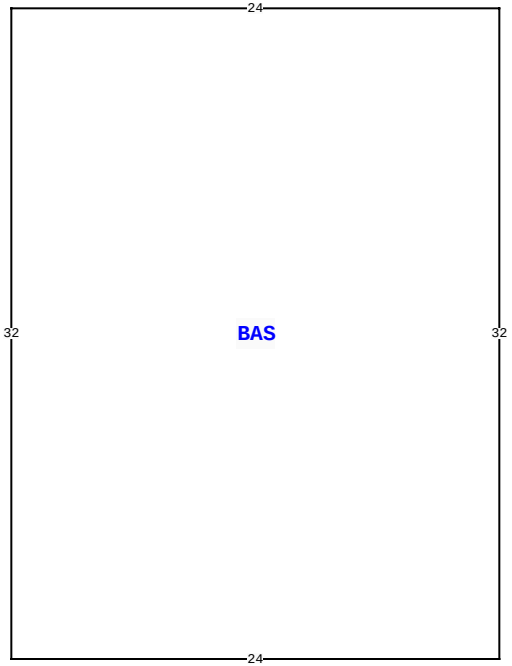
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	14415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	66,079
TOTALS	768			768	66,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	768	118.1900	132.37	101,660	1973	1973	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2025 Heated Area: 768 HX Base Yr



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TOTAL JUST VALUE	337,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1269/0942	2/06/2014	WD	U	I	30	100
GRANTOR: MARY LOU PERRY						
GRANTEE: MARY LOU PERRY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S32 E24 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/12/2025 BY chuck Total Acres: 5.27 Total Land Value: 57,970 Market: 0 Agricultural: 0 Common: 57,970 PRINTED 11/19/2025 BY SYS