LOT 11 BLK B OSCEOLA ESTATES S/D
539-104, 712-890, 773-1781, 792-

WEBB RICHARD R/SHERLOCK-WEBB LYNN M
3454 NE MOUNT CARRIE RD
LAKE CITY, FL 32055

**2025**

**15-3S-18-10280-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 10318.010 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 7,700 |
| TOTAL LAND VALUE - MARKET | 4,223 |
| TOTAL MARKET VALUE | 11,923 |
| SOH/AGL Deduction | 1,045 |
| ASSESSED VALUE | 10,878 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,878 |
| TOTAL JUST VALUE | 11,923 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 11,923 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1455/1305 | 12/22/2021 | WD | Q | I | 01 | 20,000 |
| GRANTOR: ROMINE CECIL | | | | | | |
| GRANTEE: WEBB RICHARD R | | | | | | |
| 1391/1016 | 7/23/2019 | LE | U | I | 14 | 100 |
| GRANTOR: CECIL HERBERT & SHARO | | | | | | |
| GRANTEE: MICHAEL ROMINE,AMY | | | | | | |

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

3454 NE MOUNT CARRIE RD, LAKE CITY

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 700.00 | 700.00 | 100 | 2021 | 2020 | | 100 | 700 | |
| 2 | 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 7,700

| 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 | 0700 | C | MISC RES | 0 | | 00 | 234.00 | 148.00 | 0.41 | AC | | 1.00 | 1.00 | 1.00 | 10,300.00 | 10,300.00 | 4,223 | | | | | | | |

REVIEW DATE 02/23/2021 BY JB Total Acres: 0.41 Total Land Value: 4,223 Market: 0 Agricultural: 0 Common: 4,223 PRINTED 08/15/2025 BY SYS