N1/2 OF W1/2 OF SW1/4, EX RD.

DC 697-309, 8387-1345, 936-273,

NORRIS CHRISTINA MICHELLE/NORRIS CLAY M
1793 SW SABRE AVE
LAKE CITY, FL 32024

2026

23-4S-15-00375-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

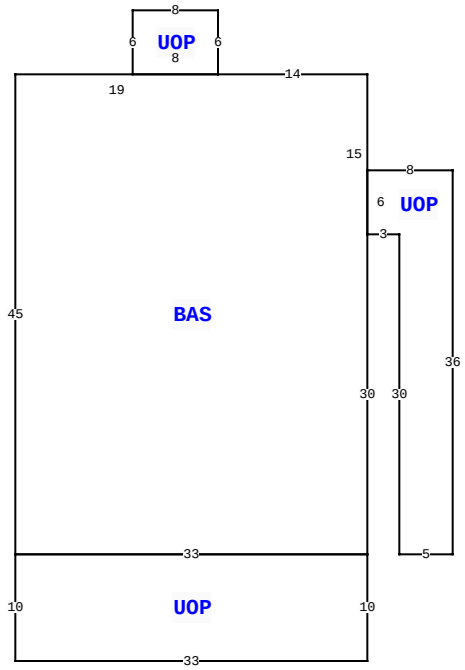
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	63,571
UOP	48	20		10	428
UOP	198	20		40	1,712
UOP	330	20		66	2,826
TOTALS	2,061			1,601	68,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	58.8060	65.86	105,442	1947	1947	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1485 HX Base Yr 2002



1793 SW SABRE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,116
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		167,816
TOTAL MARKET VALUE		143,998
SOH/AGL Deduction		51,727
ASSESSED VALUE		92,271
TOTAL EXEMPTION VALUE	HX HB	37,268
BASE TAXABLE VALUE		55,003
TOTAL JUST VALUE		286,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9666	REMODEL	145	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/1678	7/22/2024	QC	U	I	11	100
GRANTOR: PELT PEGGY A						
GRANTEE: NORRIS CHRISTINA MI						
1186/0520	12/22/2009	QC	U	I	11	0
GRANTOR: PEGGY A PELT & CHRIST						
GRANTEE: PEGGY A PELT & C NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N6 W8 S6 E8$ W19 S45 UOP= S10 E33 N10 W33$E33 N30 UOP= E3 S30 E5 N36 W8S6$ N15$.

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	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.80	5,500.00	4,400.00	8,800							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	36.14	AC		1.00	1.00	1.00	445.00	445.00	16,082							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.14	AC		1.00	1.00	0.80	5,500.00	4,400.00	159,016							

REVIEW DATE 06/22/2016 BY DF Total Acres: 38.14 Total Land Value: 24,882 Market: 159,016 Agricultural: 16,082 Common: 8,800 PRINTED 11/18/2025 BY SYS

N1/2 OF W1/2 OF SW1/4, EX RD.

DC 697-309, 8387-1345, 936-273,

NORRIS CHRISTINA MICHELLE/NORRIS CLAY M
1793 SW SABRE AVE
LAKE CITY, FL 32024

2026

23-4S-15-00375-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

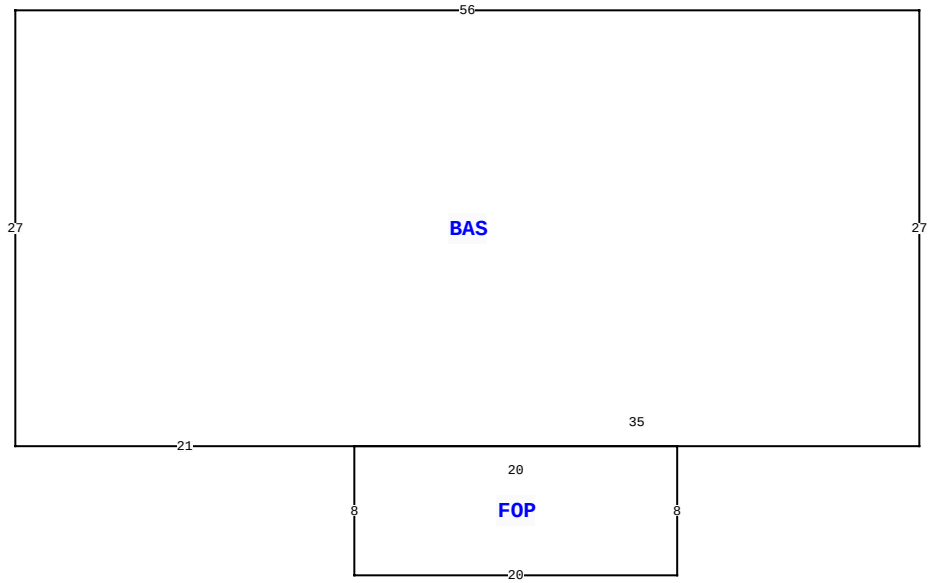
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	37,201
FOP	160	35		56	1,378
TOTALS	1,672			1,568	38,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	102.5100	61.51	96,448	2000	2000	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2002 Heated Area: 1512 HX Base Yr 2002



1793 SW SABRE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,116
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		167,816
TOTAL MARKET VALUE		143,998
SOH/AGL Deduction		51,727
ASSESSED VALUE		92,271
TOTAL EXEMPTION VALUE	HX HB	37,268
BASE TAXABLE VALUE		55,003
TOTAL JUST VALUE		286,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1678	7/22/2024	QC	U	I	11	100
GRANTOR: PELT PEGGY A						
GRANTEE: NORRIS CHRISTINA MI						
1186/0520	12/22/2009	QC	U	I	11	0
GRANTOR: PEGGY A PELT & CHRIST						
GRANTEE: PEGGY A PELT & C NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E21 FOP= S8 E20 N8 W20$ E35 N27$.

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 06/22/2016 BY DF Total Acres: 38.14 Total Land Value: 24,882 Market: 159,016 Agricultural: 16,082 Common: 8,800 PRINTED 11/18/2025 BY SYS