

MCCARDLE THOMAS G/MCCARDLE CHRISTINE I
112 NW OPEN COURT
LAKE CITY, FL 32055

2026



MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,035	111.1620	124.50	253,358	1994	1994	0	0	0	35.00
1 SINGLE FAM		100% - 1995		Heated Area: 1568				HX Base Yr 1995			

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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						164,683
TOTAL MARKET OB/XF VALUE						5,516
TOTAL LAND VALUE - MARKET						18,500
TOTAL MARKET VALUE						188,699
SOH/AGL Deduction						69,457
ASSESSED VALUE						119,242
TOTAL EXEMPTION VALUE			HX HB			50,722
BASE TAXABLE VALUE						68,520
TOTAL JUST VALUE						188,699
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						188,699
LAND:1:1: CORNER LOT						
SALE:1:1: LOT 7 BLK A TALL PINE ACRES						
PERMIT NUM		DESCRIPTION		AMT		ISSUED
7817		SFR		47,000		11/24/1993
SALES DATA						
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD
0782/0596		11/08/1993	WD	Q	V	
GRANTOR: WINTON WALKER						
GRANTEE: THOMAS MCCARDLE						

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W27 FOP= N10 W26 S10 E26\$ W29 S2 FGR= W20 S24 E20 N24\$ S26 E2 FOP= S8 E52 N8 W52\$ E54 N28\$.												

REVIEW DATE 03/28/2023 BY KS Total Acres: 1.02 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS