COMM NW COR OF SEC, E 767.43 FT,
770.18 FT, S 72 DEG E 694.02 FT,
953.44 FT TO AGREED BOUNDARY LIN

MCCABE ROBBIE C REVOCABLE TRUST
298 NW OVERFLOW LAKE DR
LAKE CITY, FL 32055

2026

36-3S-16-02611-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

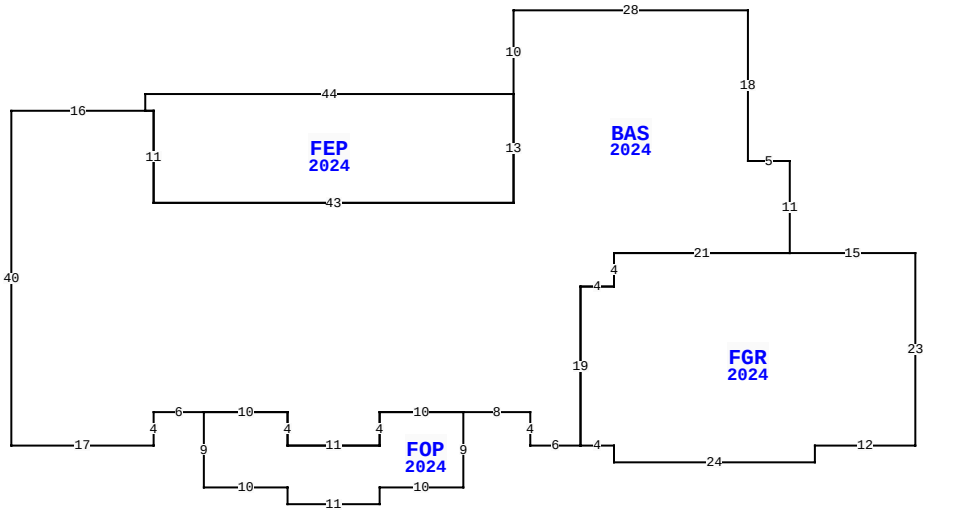
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,858	100	2024	2,858	384,291
FEP	561	80	2024	449	60,373
FGR	952	55	2024	524	70,458
FOP	257	30	2024	77	10,354
TOTALS	4,628			3,908	525,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,908	123.7720	138.62	541,727	2023	2023	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 2858 HX Base Yr 2024



298 NW OVERFLOW LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		525,475
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		199,408
TOTAL MARKET VALUE		634,156
SOH/AGL Deduction		23,352
ASSESSED VALUE		610,804
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		560,082
TOTAL JUST VALUE		738,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		747,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046660	New Residential C	864,300	03/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/1223	1/10/2023	WD	U	V	11	0
GRANTOR: MCCABE ROBBIE C						
GRANTEE: MCCABE ROBBIE C REV						
1483/1220	1/10/2023	WD	U	V	11	0
GRANTOR: MCCABE ROBBIE C REVOC						
GRANTEE: MCCABE ROBBIE C						

BUILDING NOTES

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	100	0	0	7,000.00	UT	2.00	2.00	100	2024	2023		100	14,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S40 E17 N4 E6 E10 S4 E11 N4 E10 E8 S4 E6 N19 E4 N4 E21 N11 W5 N18 W28 S10 S13 W43 N11 W1 W16 $
FEP=[YR=2024;ORIG=76,8] S2 E1 S11 E43 N13 W44 $
FOP=[YR=2024;ORIG=83,46] S9 E10 S2 E11 N2 E10 N9 W10 S4 W11 N4 W10 $
FGR=[YR=2024;ORIG=132,27] S4 W4 S19 E4 S2 E24 N2 E12 N23 W15 W21 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,000

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	0100	C	SFR	100					10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							
2	5500	A	TIMBER 2	0		CI	0.00	0.00	10.52	AC		1.00	1.00	1.00	445.00	445.00	4,681							
3	9910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	10.52	AC		1.00	1.00	0.65	16,000.00	10,400.00	109,408							

REVIEW DATE 12/19/2023 BY HC Total Acres: 20.52 Total Land Value: 94,681 Market: 109,408 Agricultural: 4,681 Common: 90,000 PRINTED 11/07/2025 BY SYS