COMM NW COR OF SE1/4 OF NE1/4 FO
FT, S 302.44 FT, W 151.15 FT TO
OF SE1/4 OF NE1/4, N 302.37 FT T

MCCARTHY MARK
598 SE GOBBLER RD
BRANFORD, FL 32008

2027

01-5S-16-03393-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

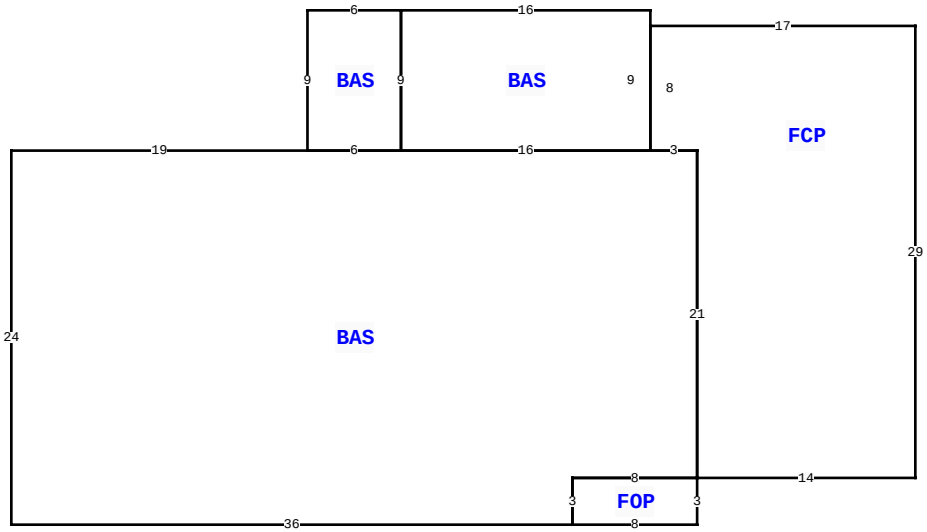
NEIGHBORHOOD/LOC 1516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	54	100		54	6,305
BAS	144	100		144	16,815
BAS	1,032	100		1,032	120,505
FCP	430	25		108	12,611
FOP	24	30		7	817
TOTALS	1,684			1,345	157,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,345	121.3212	133.45	179,490	1956	2015	0	0	0	12.50	87.50

1 SINGLE FAM 0% - 2027 Heated Area: 1230 HX Base Yr



125 SW BOGGLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

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	20	12	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,500	
4	0040	BARN,POLE	0	0	60	30	1,800.00	UT	15.00	15.00	100	2023	2022		100	27,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	157,054
TOTAL MARKET OB/XF VALUE	32,000
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	201,054
SOH/AGL Deduction	0
ASSESSED VALUE	201,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,054
TOTAL JUST VALUE	201,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1563	6/30/2022	WD	Q	I	01	215,000
GRANTOR: WARD GARRY JR						
GRANTEE: MCCARTHY MARK						
1431/402	2/16/2021	WD	U	I	30	36,700
GRANTOR: WARD GARRY WAYNE SR						
GRANTEE: WARD GARRY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 S24 E36 N3 E8 N21 W3 W16 W6 $
FCP=[ORIG=25,21] E14 N29 W17 S8 E3 S21 $
BAS=[ORIG=22,0] N9 W16 S9 E16 $
BAS=[ORIG=6,0] N9 W6 S9 E6 $
FOP=[ORIG=17,24] E8 N3 W8 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 32,000

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	0		A-1	0.00	0.00	0.60	AC		1.00	1.00	1.00	20,000.00	20,000.00	12,000							

REVIEW DATE 01/14/2026 BY JB Total Acres: 0.60 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS