

LOT 12 SOUTHLAND TRAILS UNR: COM
 OF W1/2 OF SEC, RUN S 2655.43 FT
 FOR POB, S 663.39 FT, W 662.87 F

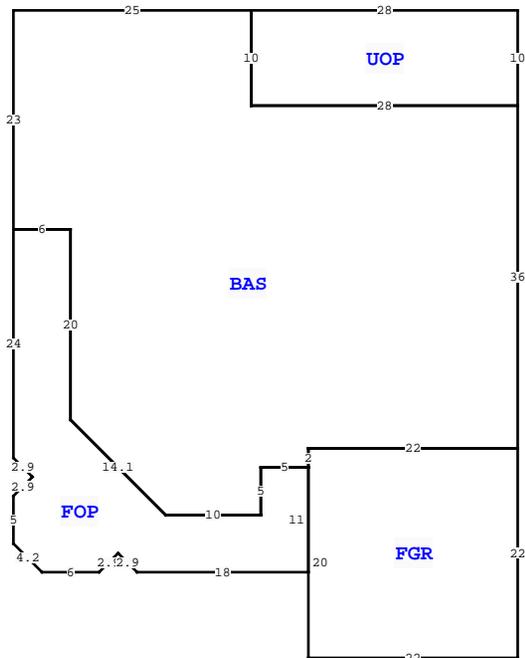
MCCARTY DAVID/MCCARTY KATHLEEN
 225 SW MARYANN GLN
 FT WHITE, FL 32038

2026

02-6S-15-00504-112

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 12 | HARDWOOD | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Quality | 07 | 07 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2615.0300 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,120 | 100 | |
| FGR | 484 | 55 | |
| FOP | 429 | 30 | |
| UOP | 280 | 20 | |
| TOTALS | 3,313 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,571 | 127.3800 | 145.21 | 373,335 | 2014 | 2014 | 0 | 0 | 11.00 | 89.00 |
| 1 SINGLE FAM 100% - 2015 Heated Area: 2120 HX Base Yr 2015 | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|--------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 332,268 | |
| TOTAL MARKET OB/XF VALUE | | 52,594 | |
| TOTAL LAND VALUE - MARKET | | 110,990 | |
| TOTAL MARKET VALUE | | 495,852 | |
| SOH/AGL Deduction | | 212,090 | |
| ASSESSED VALUE | | 283,762 | |
| TOTAL EXEMPTION VALUE | | HX HB 51,411 | |
| BASE TAXABLE VALUE | | 232,351 | |
| TOTAL JUST VALUE | | 495,852 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 468,601 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000055369 | Roof Replacement | 26,100 | 03/30/2026 |
| 32876 | POOL | 235 | 04/17/2015 |
| 31930 | SFR | 854 | 05/05/2014 |
| 31898 | STORAGE | 166 | 04/17/2014 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1271/1617 | 3/21/2014 | WD | Q | V | 03 | 45,000 |
| GRANTOR: SARAH COMRIE | | | | | | |
| GRANTEE: DAVID & KATHLEEN MC | | | | | | |
| 1047/1135 | 5/20/2005 | WD | U | V | 08 | 45,000 |
| GRANTOR: THOMAS T DEMAS | | | | | | |
| GRANTEE: SARAH COMRIE | | | | | | |

| 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 |
| 1 | 0296 | SHED METAL | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |
| 2 | 0031 | BARN, MT AE | 0 | 100 | 40 | 1,600.00 | UT | 9.00 | 9.00 | 100 | 2014 | 2014 | 3 | 100 | 14,400 | |
| 3 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 1,750.00 | UT | 2.00 | 2.00 | 100 | 2014 | 2014 | 3 | 100 | 3,500 | |
| 4 | 0280 | POOL R/CON | 0 | 100 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 2015 | 2015 | 3 | 79 | 28,314 | |
| 5 | 0282 | POOL ENCL | 0 | 100 | 20 | 800.00 | UT | 15.00 | 15.00 | 100 | 2015 | 2015 | 3 | 49 | 5,880 | |
| TOTALS | | | | | | | | | | | | | | | 332,268 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 9.09 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 99,990 | | | | | | | |
| 2 | 0100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | | | |
| BAS= W25 S23 FOP= S24 R2 D2 D2 L2 S5 R3 D3 E6 U2 R2 R2 D2 E18 N11 W5 S5 W10 U10 L10 N20 W6\$ E6 S20 R10 D10 E10 N5 E5 FGR= S20 E22 N22 W22 S2\$ N2 E22 N36 UOP= N10 W28 S10 E28\$ W28 N10\$. | | | | | | | | | | | | | | |