

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

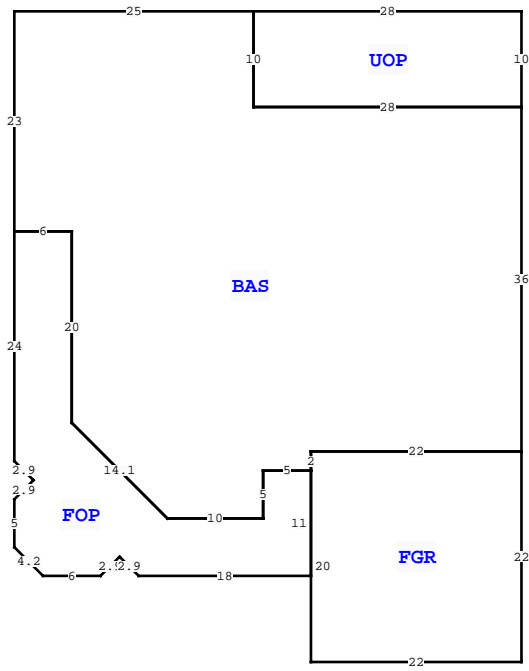
2026

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	142.67	366,805	2014	2014	0	0	11.00	89.00
1 SINGLE FAM 100% - 2015 Heated Area: 2120 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			326,456
TOTAL MARKET OB/XF VALUE			52,594
TOTAL LAND VALUE - MARKET			110,990
TOTAL MARKET VALUE			490,040
SOH/AGL Deduction			206,278
ASSESSED VALUE			283,762
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			232,351
TOTAL JUST VALUE			490,040
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
1569/466	4/10/2026	LE	U	I	14	100
GRANTOR: MCCARTY DAVID (ENH LI)						
GRANTEE: MCCARTY DAVID AND K						
1271/1617	3/21/2014	WD	Q	V	03	45,000
GRANTOR: SARAH COMRIE						
GRANTEE: DAVID & KATHLEEN MC						

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	

LAND DESCRIPTION												TOTAL OB/XF				52,594								
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											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

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\$.											