THAT PORTION OF LOT 3 UNIT 5 SUZ
AS FOLLOWS: COMM NW COR OF SAID
DEG E 69.11 FT FOR POB, CONT NE

MCCARTY LARRY/MCCARTY SHARON E
364 SE SABLE LN
LAKE CITY, FL 32025

2027

03-4S-17-07570-109

BUILDING CHARACTERISTICS

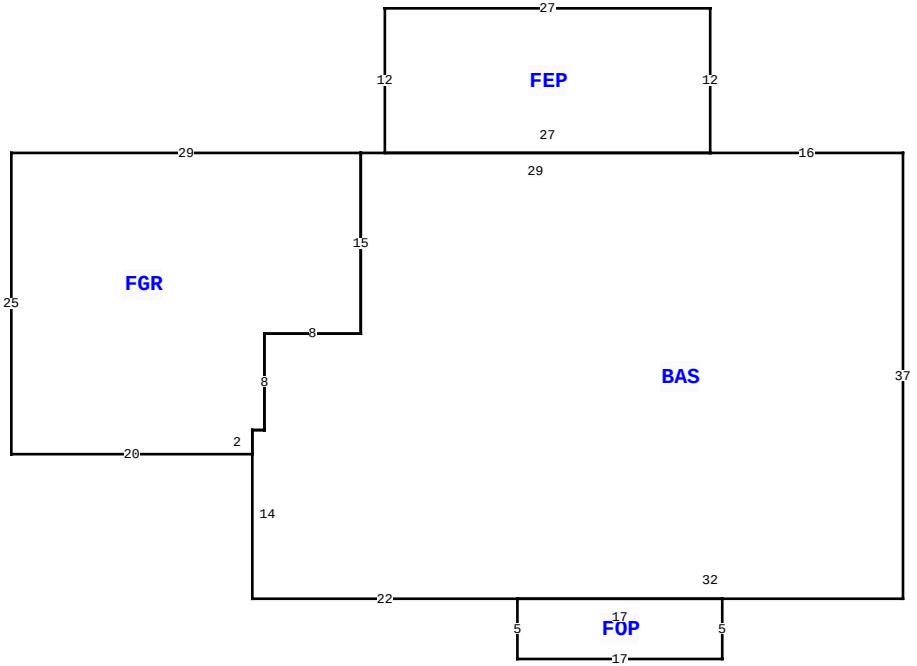
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100		1,855	180,617
FEP	324	80		259	25,218
FGR	643	55		354	34,468
FOP	85	30		26	2,532
TOTALS	2,907			2,494	242,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,494	113.4840	124.83	311,326	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2023 Heated Area: 1855 HX Base Yr 2023



364 SE SABLE LN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,561.00	UT	2.00	2.00	100	2003	2003	3	100	3,122	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,834
TOTAL MARKET OB/XF VALUE		4,322
TOTAL LAND VALUE - MARKET		28,125
TOTAL MARKET VALUE		275,281
SOH/AGL Deduction		142,362
ASSESSED VALUE		132,919
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,508
TOTAL JUST VALUE		275,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053190	Roof Replacement	15,975	05/21/2025
20195	SFR	373	11/27/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1298	3/04/2022	WD	Q	I	01	239,900
GRANTOR: LOCKLEAR DARREL M						
GRANTEE: MCCARTY LARRY						
1435/324	4/06/2021	WD	U	I	11	100
GRANTOR: FELTON MARY E FKA MAR						
GRANTEE: FELTON MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FEP= N12 W27 S12 E27$ W29 FGR= W29 S25 E20 N2 E1 N8 E8 N15$ S15 W8 S8 W1 S14 E22 FOP= S5 E17 N5 W17$ E32 N37$.

LAND DESCRIPTION

TOTAL OB/XF 4,322

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	22,500.00	28,125.00	28,125							

REVIEW DATE 06/02/2025 BY chuck Total Acres: 0.65 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 11/17/2026 BY SYS