

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

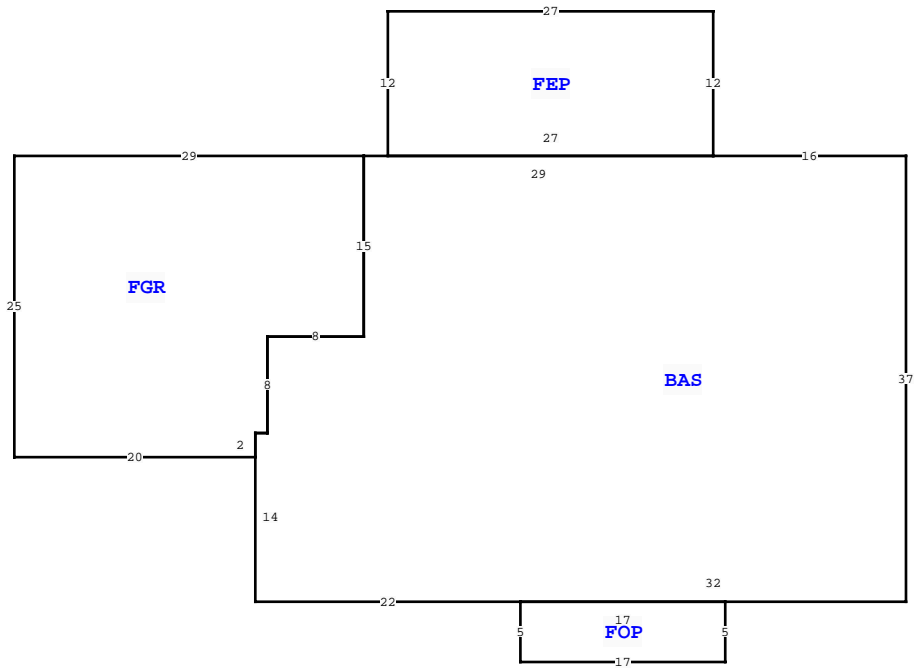
**2026**

03-4S-17-07570-109



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |         |
|--------------------------|------------------|---------------|---------|
| ELEMENT                  | CD               |               |         |
| Exterior Wall            | 19               | COMMON BRK    | 100     |
| Roof Structur            | 08               | IRREGULAR     | 100     |
| Roof Cover               | 03               | COMP SHNGL    | 100     |
| Interior Wall            | 05               | DRYWALL       | 100     |
| Interior Floor           | 14               | CARPET        | 90      |
| Interior Floor           | 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    |
| BAS                      | 1,855            | 100           |         |
| FEP                      | 324              | 80            |         |
| FGR                      | 643              | 55            |         |
| FOP                      | 85               | 30            |         |
| TOTALS                   | 2,907            |               |         |
|                          |                  |               | 2,494   |
|                          |                  |               | 247,250 |

| 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    | 127.10         | 316,987        | 2003 | 2003 | 0    | 0    | 22.00 | 78.00  |  |
| 1 SINGLE FAM 100% - 2023 Heated Area: 1855 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |       |        |  |



| COLUMBIA COUNTY PROPERTY  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY         |              |  |             |   |
| VALUATION BY              | STANDARD     |  |             |   |
| Tax Group: 2              | Tax Dist:    |  |             |   |
| BUILDING MARKET VALUE     | 247,250      |  |             |   |
| TOTAL MARKET OB/XF VALUE  | 4,322        |  |             |   |
| TOTAL LAND VALUE - MARKET | 28,125       |  |             |   |
| TOTAL MARKET VALUE        | 279,697      |  |             |   |
| SOH/AGL Deduction         | 150,649      |  |             |   |
| ASSESSED VALUE            | 129,048      |  |             |   |
| TOTAL EXEMPTION VALUE     | HX HB 51,411 |  |             |   |
| BASE TAXABLE VALUE        | 77,637       |  |             |   |
| TOTAL JUST VALUE          | 279,697      |  |             |   |
| NCON VALUE                | 0            |  |             |   |
| INCOME VALUE              |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   | 277,867      |  |             |   |

| 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      | Q     | I     | 01     | 239,900    |
| GRANTOR: LOCKLEAR DARREL M     |           |           |       |       |        |            |
| GRANTEE: MCCARTY LARRY         |           |           |       |       |        |            |
| 1435/324                       | 4/06/2021 | WD U      | U     | I     | 11     | 100        |
| GRANTOR: FELTON MARY E FKA MAR |           |           |       |       |        |            |
| GRANTEE: FELTON MARY E         |           |           |       |       |        |            |

| EXTRA FEATURES |            | 364 SE SABLE LN, LAKE CITY |                |
|----------------|------------|----------------------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION                | ADJ UNIT PRICE |
| 1              | 0190       | FPLC PF                    | 1,200.00       |
| 2              | 0166       | CONC, PAVMT                | 2.00           |

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 04/14/2026 | MLU |
|----------|---------|----------|----------|-----------|---------|------------|-----|
|----------|---------|----------|----------|-----------|---------|------------|-----|

| 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 |         |            |                |            |                             |      |         |      |     |    |        |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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                | 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     |                             |      |         |      |     |    |        |  |