

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
1	SINGLE FAM	100%	- 2023	127.10	316,987	2003	2003	0	0	22.00	78.00

Heated Area: 1855 HX Base Yr 2023

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			247,250	
TOTAL MARKET OB/XF VALUE			4,322	
TOTAL LAND VALUE - MARKET			23,125	
TOTAL MARKET VALUE			274,697	
SOH/AGL Deduction			145,649	
ASSESSED VALUE			129,048	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			77,637	
TOTAL JUST VALUE			274,697	
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	I	11	100
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GRANTOR: FELTON MARY E FKA MAR
GRANTEE: FELTON MARY E

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
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\$.	

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	1,561.00	UT	2.00	2.00	100	2003	2003	3	100	3,122	

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	18,500.00	23,125.00	23,125							