THE S 697 FT OF SW1/4 OF NW1/4 &
OF NW1/4 OF SW1/4 EX 2 AC & EX R
AC DESC ORB 704-258 & EX 12 AC D

THE MARY LOU PERRY LIVING TRUST
731 SW SABRE AVE
LAKE CITY, FL 32024

2027

14-4S-15-00369-000

BUILDING CHARACTERISTICS

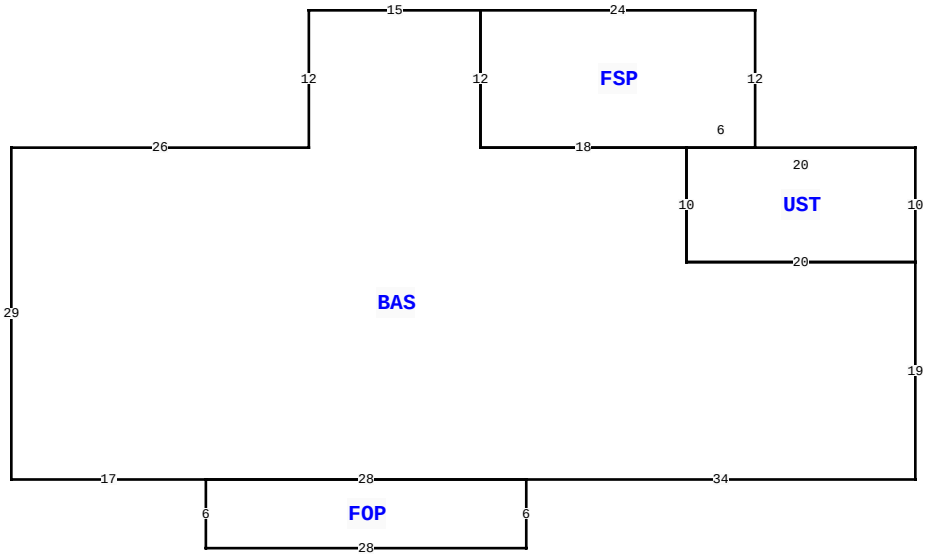
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 01
NEIGHBORHOOD/LOC	14415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100		2,271	172,252
FOP	168	30		50	3,793
FSP	288	40		115	8,722
UST	200	45		90	6,826
TOTALS	2,927			2,526	191,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,526	106.0800	116.69	294,759	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2271 HX Base Yr



731 SW SABRE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	256,494
TOTAL MARKET OB/XF VALUE	18,800
TOTAL LAND VALUE - MARKET	63,240
TOTAL MARKET VALUE	338,534
SOH/AGL Deduction	0
ASSESSED VALUE	338,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,534
TOTAL JUST VALUE	338,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056894	Electrical Servic		10/30/2026
53726	Roof Replacement	15,000	07/31/2025
13611	M H	125	02/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1455	3/18/2022	WD	P	I	98	64,100
GRANTOR:						
GRANTEE:						
1269/0942	2/06/2014	WD	U	I	30	100
GRANTOR: MARY LOU PERRY						
GRANTEE: MARY LOU PERRY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N12 W15 S12 W26 S29 E17 FOP= S6 E28 N6 W28$ E28 E34
N19 UST= N10 W20 S10 E20$W20 N10$ FSP= E6 N12 W24 S12 E18$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
2	0180	FPLC 1STRY	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
3	0294	SHED WOOD/	0	0	26	50	1,300.00	UT	1.50	1.50	100	1987	1987	3	100	1,950	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,800	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 18,800

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	0		A-1	0.00	0.00	5.27	AC		1.00	1.00	1.00	12,000.00	12,000.00	63,240							

REVIEW DATE 08/12/2025 BY chuck Total Acres: 5.27 Total Land Value: 63,240 Market: 0 Agricultural: 0 Common: 63,240 PRINTED 11/17/2026 BY SYS

THE S 697 FT OF SW1/4 OF NW1/4 & OF NW1/4 OF SW1/4 EX 2 AC & EX R AC DESC ORB 704-258 & EX 12 AC D

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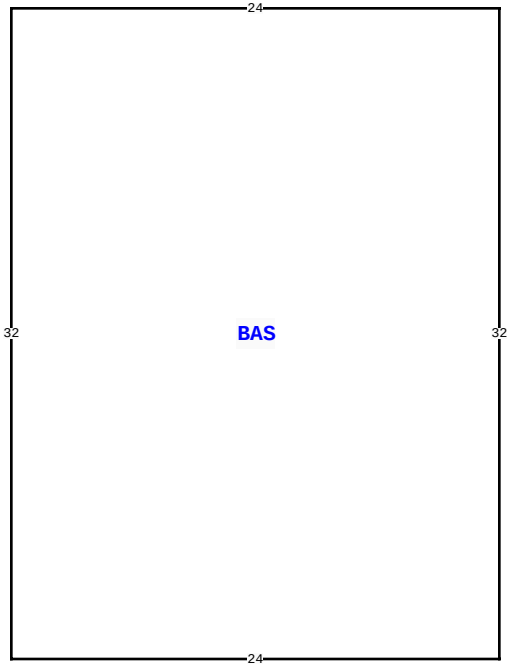
ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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Bedrooms		2 100
Bathrooms		1 100
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Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	14415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	64,901
TOTALS	768			768	64,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	768	118.1900	130.01	99,848	1973	1973	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2025 Heated Area: 768 HX Base Yr



731 SW SABRE AVE, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,193

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GRANTEE:						
1269/0942	2/06/2014	WD	U	I	30	100
GRANTOR: MARY LOU PERRY						
GRANTEE: MARY LOU PERRY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S32 E24 N32$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/12/2025 BY chuck Total Acres: 5.27 Total Land Value: 63,240 Market: 0 Agricultural: 0 Common: 63,240 PRINTED 11/17/2026 BY SYS