COMM 623 FT S OF NW COR OF SW1/4
FOR POB, RUN E 290 FT, S 150 FT,
N 150 FT TO POB.

PERRY FREDRICK LEE
615 SW SABRE AVE
LAKE CITY, FL 32024

2027

14-4S-15-00369-001

BUILDING CHARACTERISTICS

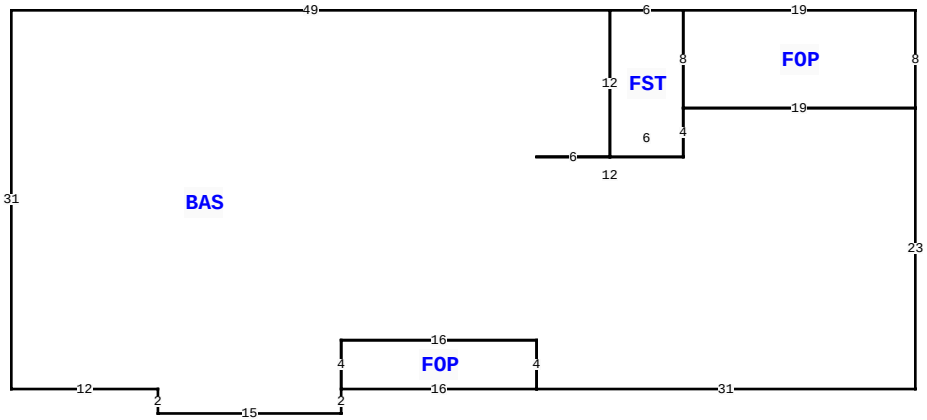
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,036	100		2,036	159,986
FOP	64	30		19	1,493
FOP	152	30		46	3,615
FST	72	55		40	3,143
TOTALS	2,324			2,141	168,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,141	109.9010	120.89	258,825	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2036 HX Base Yr



615 SW SABRE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
4	0296	SHED METAL	0	100	17	21	357.00	UT	3.00	3.00	100	1993	1993	3	100	1,071	
5	0296	SHED METAL	0	100	12	16	192.00	UT	2.00	2.00	100	1996	1996	3	100	384	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,236
TOTAL MARKET OB/XF VALUE		4,780
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		193,016
SOH/AGL Deduction		92,325
ASSESSED VALUE		100,691
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,280
TOTAL JUST VALUE		193,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045961	Roof Replacement	5,000	11/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/694	8/25/2025	LE	U	I	14	100

GRANTOR: PERRY FREDERICK (ENH

GRANTEE: MORGAN LISA (RMDR)

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S31 E12 S2 E15 N2 FOP= E16 N4 W16 S4$ N4 E16 S4E31 N23 FOP= N8 W19 S8 E19$ W19 FST= N8 W6 S12 E6 N4$ S4 W12 E6 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,780

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 07/30/2024 BY JB Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS