

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

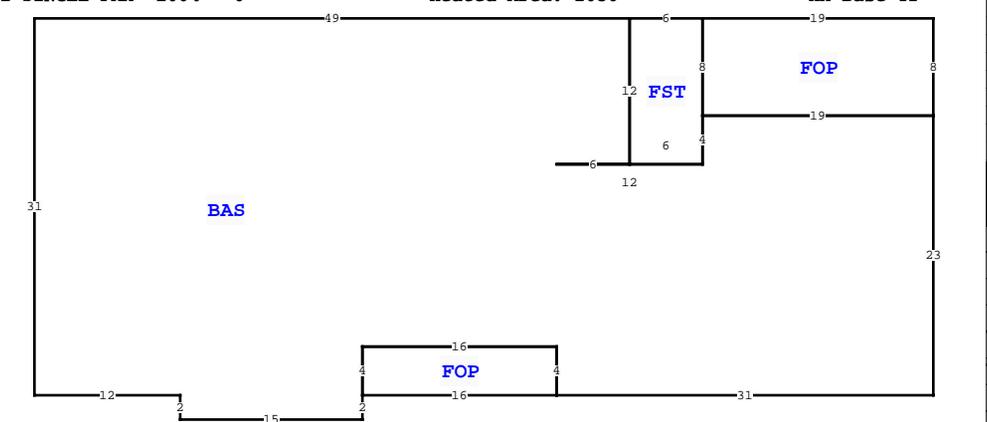
2026

14-4S-15-00369-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

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	125.29	268,246	1972	1972	0	0	35.00	65.00		



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	165,809
FOP	64	30		19	1,548
FOP	152	30		46	3,746
FST	72	55		40	3,258
TOTALS	2,324			2,141	174,360

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			174,360	
TOTAL MARKET OB/XF VALUE			4,780	
TOTAL LAND VALUE - MARKET			20,000	
TOTAL MARKET VALUE			199,140	
SOH/AGL Deduction			101,382	
ASSESSED VALUE			97,758	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			46,347	
TOTAL JUST VALUE			199,140	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			194,078	

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)

615 SW SABRE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	MLU

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	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	

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