

COMM NW COR OF SW1/4 OF NW1/4, S  
870.48 FT FOR POB, E 459.64 FT,  
862.40 FT, S 80.03 FT, W 467.74

PERRY FREDRICK LEE II/PERRY RACQUEL RAE  
699 SW SABRE AVE  
LAKE CITY, FL 32024

**2026**

14-4S-15-00369-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	14415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,358	100	2026
FGR	552	55	2026
FOP	135	30	2026
FOP	264	30	2026
TOTALS	3,309		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 2358 HX Base Yr	

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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	327,046			
TOTAL MARKET OB/XF VALUE	58,600			
TOTAL LAND VALUE - MARKET	101,460			
TOTAL MARKET VALUE	397,856			
SOH/AGL Deduction	0			
ASSESSED VALUE	397,856			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	397,856			
TOTAL JUST VALUE	487,106			
NCON VALUE	329,146			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	152,620			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050773	Storage Building	9,500	09/09/2024
000050600	Right-of-Way Acce		08/20/2024
000047125	New Residential C	130,000	05/03/2023
000046416	Electrical Servic	0	02/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/1722	4/01/2022	WD	U	I	11	100
GRANTOR: THE MARY LOU PERRY LI						
GRANTEE: PERRY FREDRICK LEE						
1462/1455	3/18/2022	WD	U	I	30	64,100
GRANTOR: PERRY MARY LOU LIVING						
GRANTEE: PERRY FREDRICK LEE						

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	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	0030	BARN, MT	0	0	30	2,400.00	UT	15.00	15.00	100	2025	2024		100	36,000	
3	0030	BARN, MT	0	0	18	1.00	UT	8,100.00	8,100.00	100	2025	2024		100	8,100	
4	0030	BARN, MT	0	0	20	1.00	UT	9,000.00	9,000.00	100	2025	2024		100	9,000	
5	0251	LEAN TO W/	0	0	8	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
6	0251	LEAN TO W/	0	0	8	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
7	0166	CONC, PAVMT	0	0	0	420.00	UT	5.00	5.00	100	2026	2025		100	2,100	

TOTAL OB/XF														58,600	
699 SW SABRE LN, LAKE CITY															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/04/2026		MLU	

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2026;ORIG=80,0] W11 U3L3 W11 D3L3 S5 W22 N5 U3L3 W7 D3L3 S42 E13 N5 E27 E23 N37 \$						
FGR=[YR=2026;ORIG=57,37] E23 S24 W23 N24 \$						
FOP=[YR=2026;ORIG=30,-7] E22 S12 W22 N12 \$						
FOP=[YR=2026;ORIG=30,37] E27 S5 W27 N5 \$						

LAND DESCRIPTION										TOTAL OB/XF										58,600				
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.68	AC		1.00	1.00	1.00	280.00	280.00	2,710							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.68	AC		1.00	1.00	1.00	9,500.00	9,500.00	91,960							
3	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							