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

2027

14-4S-15-00369-005

BUILDING CHARACTERISTICS

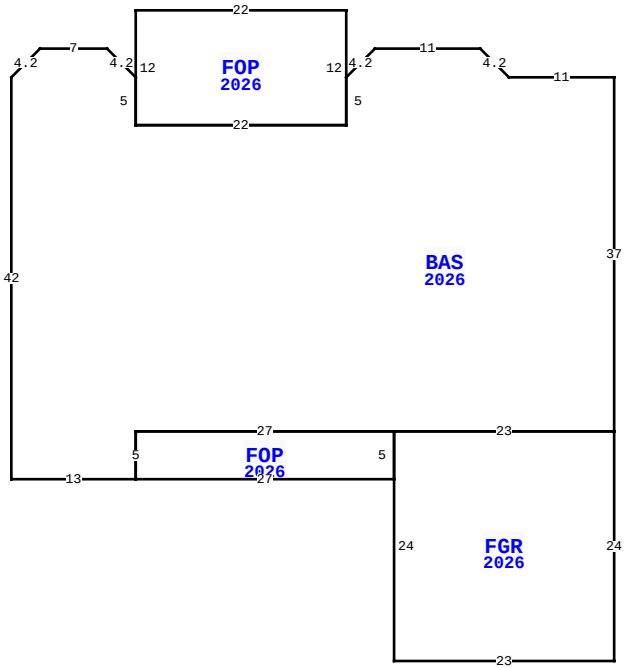
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100	2026	2,358	272,349
FGR	552	55	2026	304	35,112
FOP	135	30	2026	40	4,620
FOP	264	30	2026	79	9,125
TOTALS	3,309			2,781	321,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,781	105.0000	115.50	321,206	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2358 HX Base Yr



699 SW SABRE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	321,206
TOTAL MARKET OB/XF VALUE	58,600
TOTAL LAND VALUE - MARKET	101,460
TOTAL MARKET VALUE	392,016
SOH/AGL Deduction	0
ASSESSED VALUE	392,016
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,016
TOTAL JUST VALUE	481,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,106

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						

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 $
.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	0030	BARN,MT	0	0	30	80	2,400.00	UT	15.00	15.00	100	2025	2024		100	36,000	
3	0030	BARN,MT	0	0	18	30	1.00	UT	8,100.00	8,100.00	100	2025	2024		100	8,100	
4	0030	BARN,MT	0	0	20	30	1.00	UT	9,000.00	9,000.00	100	2025	2024		100	9,000	
5	0251	LEAN TO W/	0	0	8	30	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
6	0251	LEAN TO W/	0	0	8	30	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
7	0166	CONC,PAVMT	0	0	0	0	420.00	UT	5.00	5.00	100	2026	2025		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 58,600

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	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							

REVIEW DATE 03/18/2026 BY robin Total Acres: 10.68 Total Land Value: 12,210 Market: 91,960 Agricultural: 2,710 Common: 9,500 PRINTED 11/17/2026 BY SYS