LOT 11 BLK B OSCEOLA ESTATES S/D
539-104, 712-890, 773-1781, 792-

WEBB RICHARD R/SHERLOCK-WEBB LYNN M
3454 NE MOUNT CARRIE RD
LAKE CITY, FL 32055

2026

15-3S-18-10280-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	10318.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

3454 NE MOUNT CARRIE RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	4,223
TOTAL MARKET VALUE	11,923
SOH/AGL Deduction	0
ASSESSED VALUE	11,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,923
TOTAL JUST VALUE	11,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1305	12/22/2021	WD	Q	I	01	20,000
GRANTOR: ROMINE CECIL						
GRANTEE: WEBB RICHARD R						
1391/1016	7/23/2019	LE	U	I	14	100
GRANTOR: CECIL HERBERT & SHARO						
GRANTEE: MICHAEL ROMINE, AMY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	700.00	700.00	100	2021	2020		100	700	
2	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 7,700

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	0700	C	MISC RES	0		00	234.00	148.00	0.41	AC		1.00	1.00	1.00	10,300.00	10,300.00	4,223							

REVIEW DATE 02/23/2021 BY JB Total Acres: 0.41 Total Land Value: 4,223 Market: 0 Agricultural: 0 Common: 4,223 PRINTED 06/11/2026 BY SYS