LOTS 77 & 78 HI-DRI ACRES UNIT 2
IN 1107-2113 & EX .01 AC DESC IN

MCCARTHY R LYNN
488 SW GULL DRIVE
LAKE CITY, FL 32024

2027

15-5S-16-03626-078

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 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 02

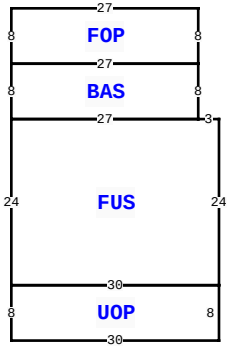
NEIGHBORHOOD/LOC 15516.040 1.00/

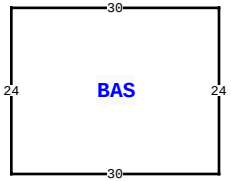
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	16,337
BAS	720	100		720	54,456
FOP	216	30		65	4,916
FUS	720	100		720	54,456
UOP	240	20		48	3,630
TOTALS	2,112			1,769	133,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	105.7812	116.36	205,841	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1656 HX Base Yr 1996





488 SW GULL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	6,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,797
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		39,200
TOTAL MARKET VALUE		182,797
SOH/AGL Deduction		92,786
ASSESSED VALUE		90,011
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		33,600
TOTAL JUST VALUE		182,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/59	12/17/2025	LE	U	I	14	100
GRANTOR: MCCARTHY ROBERTA LYNN						
GRANTEE: MCCARTHY ATARI STAR						
1539/1502	4/28/2025	LE	U	I	14	100
GRANTOR: MCCARTHY ROBERTA LYNN						
GRANTEE: MCDONOUGH CANSSANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S24 E30 N24$ PTR= N30FUS= N24 W3 BAS= N8 FOP= N8 W27 S8 E27$ W27 S8 E27$ W27 S24 UOP= S8E30N8 W30$ E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 9,800

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			0.00	0.00	3.50	AC		1.00	1.00	0.80	14,000.00	11,200.00	39,200							

REVIEW DATE 02/18/2026 BY KS Total Acres: 3.50 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 11/17/2026 BY SYS