

A PART OF LOT 77 HI-DRI ACRES UN
FOLLOWS: BEGIN AT THE SW COR OF
281.87 FT, RUN E 193.79 FT, TO T

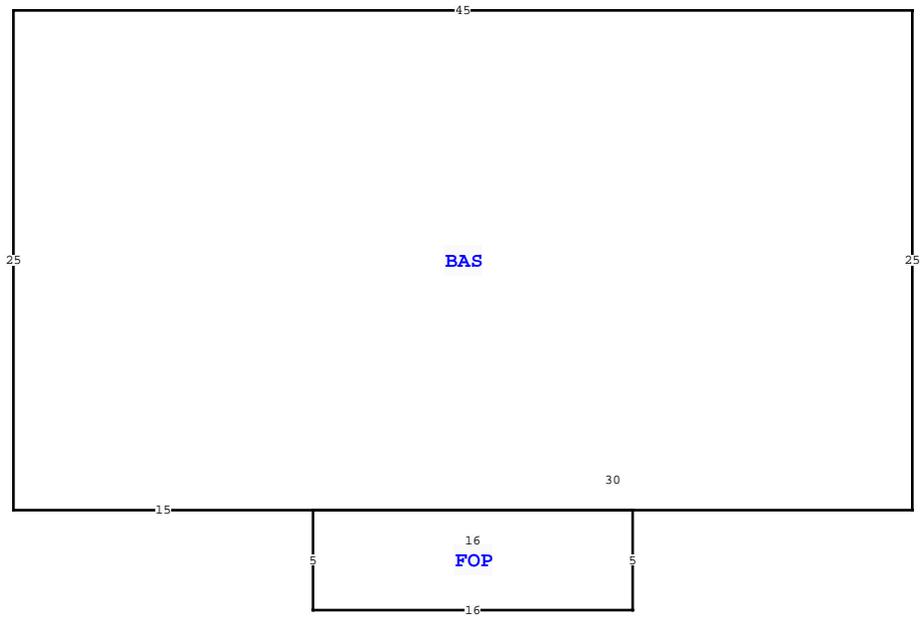
MCCARTHY MICHAEL T/MCCARTHY LACEY KRISTINA
550 SW GULL DR
LAKE CITY, FL 32024

2026

15-5S-16-03626-177
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectural	05	CONV	100		
Units		0	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	1,125	100		1,125	126,041
FOP	80	30		24	2,689
TOTALS	1,205			1,149	128,730

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2008		Heated Area: 1125					HX Base Yr	2008



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,730
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		13,020
TOTAL MARKET VALUE		143,050
SOH/AGL Deduction		49,382
ASSESSED VALUE		93,668
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,257
TOTAL JUST VALUE		143,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25440	SFR	351	01/19/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/345	3/24/2023	WD	U	I	11	100
GRANTOR: MCCARTHY MICHAEL T						
GRANTEE: MCCARTHY MICHAEL T						
1107/2113	1/10/2007	WD	Q	V	01	100
GRANTOR: THOMAS M & R LYNN MCC						
GRANTEE: MICHAEL T MCCARTHY						

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	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				300	
2	0166	CONC, PAVMT	0	100	0	0			1.00	UT	0.00				1,000	

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	04/07/2025
LAND DATE	MLU
AG DATE	

BUILDING DIMENSIONS	
BAS= W45 S25 E15 FOP= S5 E16 N5 W16\$ E30 N25\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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			0.00	0.00	0.93	AC		1.00	1.00	1.00	14,000.00	14,000.00	13,020							