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

2027

15-5S-16-03626-177

BUILDING CHARACTERISTICS

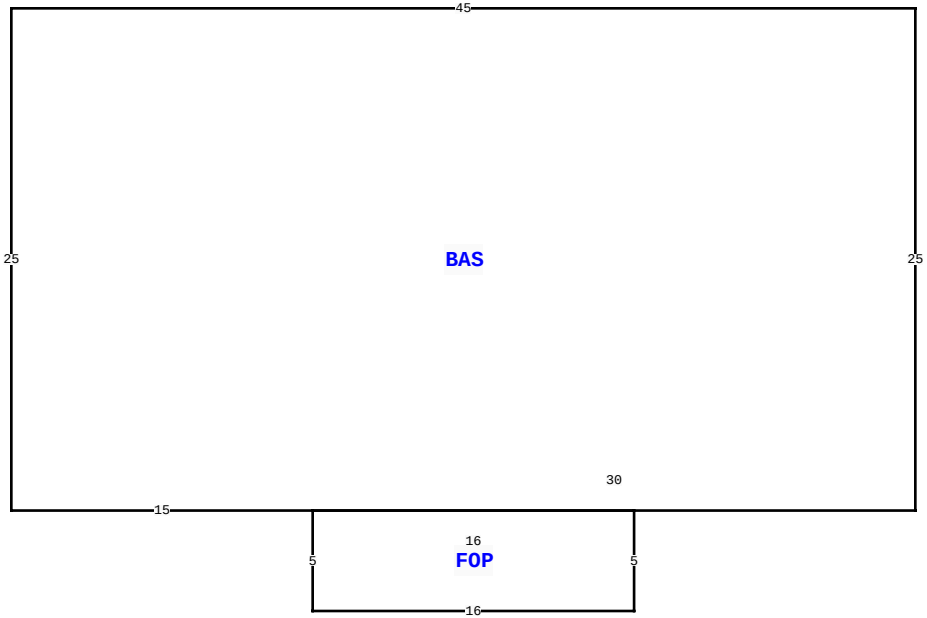
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	123,790
FOP	80	30		24	2,641
TOTALS	1,205			1,149	126,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,149	121.9920	134.19	154,184	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 1125 HX Base Yr 2008



550 SW GULL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,431
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		16,740
TOTAL MARKET VALUE		144,471
SOH/AGL Deduction		47,993
ASSESSED VALUE		96,478
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,067
TOTAL JUST VALUE		144,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,770

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	0.93	AC		1.00	1.00	1.00	18,000.00	18,000.00	16,740							

REVIEW DATE 02/10/2026 BY KS Total Acres: 0.93 Total Land Value: 16,740 Market: 0 Agricultural: 0 Common: 16,740 PRINTED 11/17/2026 BY SYS