

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

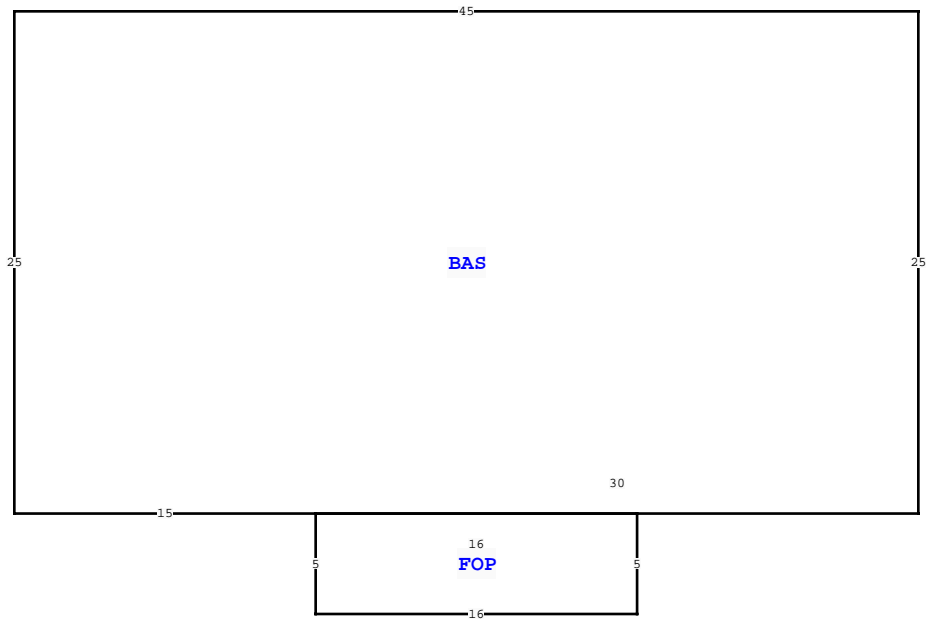
MCCARTHY MICHAEL T/MCCARTHY LACEY KRISTINA  
550 SW GULL DR  
LAKE CITY, FL 32024

**2026**

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

ELEMENT		CD	BUILDING CHARACTERISTICS		
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
0100	01	1,149	121.9920	136.63	156,988	2007	2007	0	0	18.00	82.00
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		16,740
TOTAL MARKET VALUE		146,770
SOH/AGL Deduction		53,102
ASSESSED VALUE		93,668
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,257
TOTAL JUST VALUE		146,770
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	100	2019	2019	3	100	300	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,000	

BUILDING NOTES	
550 SW GULL DR, LAKE CITY	

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

LAND DESCRIPTION																								
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	18,000.00	18,000.00	16,740							