LOT 7 BLOCK A TALL PINE ACRES S/
782-596,

MCCARDLE THOMAS G/MCCARDLE CHRISTINE I
112 NW OPEN COURT
LAKE CITY, FL 32055

2027

27-3S-16-02318-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	01	NONE 100
Stories	1.	1. 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 06

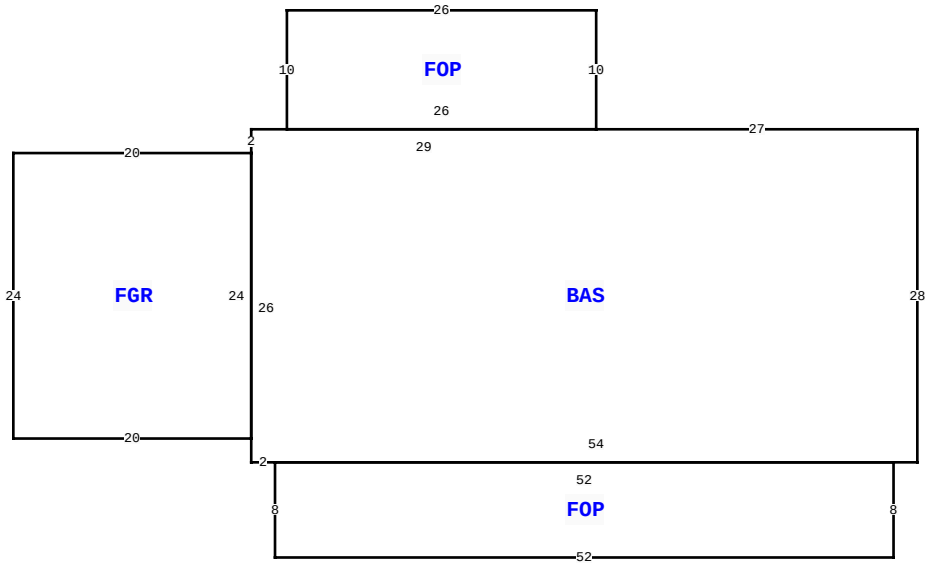
NEIGHBORHOOD/LOC 27316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	124,628
FGR	480	55		264	20,983
FOP	260	30		78	6,200
FOP	416	30		125	9,935
TOTALS	2,724			2,035	161,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	111.1620	122.28	248,840	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1568 HX Base Yr 1995



112 NW OPEN CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	100	10	50	500.00	UT	3.00	3.00	100	2007	2007	3	100	1,500	
3	0294	SHED WOOD/	0	100	9	16	144.00	UT	14.00	14.00	100	2007	2007	3	100	2,016	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,746
TOTAL MARKET OB/XF VALUE	5,516
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	185,762
SOH/AGL Deduction	63,300
ASSESSED VALUE	122,462
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	71,051
TOTAL JUST VALUE	185,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,699

LAND:1:1: CORNER LOT

SALE:1:1: LOT 7 BLK A TALL PINE ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7817	SFR	47,000	11/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0782/0596	11/08/1993	WD	Q	V		10,000

GRANTOR: WINTON WALKER

GRANTEE: THOMAS MCCARDLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N10 W26 S10 E26$ W29 S2 FGR= W20 S24 E20 N24$ S26 E2 FOP= S8 E52 N8 W52$ E54 N28$.

LAND DESCRIPTION

TOTAL OB/XF 5,516

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		RSF/MH	146.00	304.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/28/2023 BY KS Total Acres: 1.02 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS