

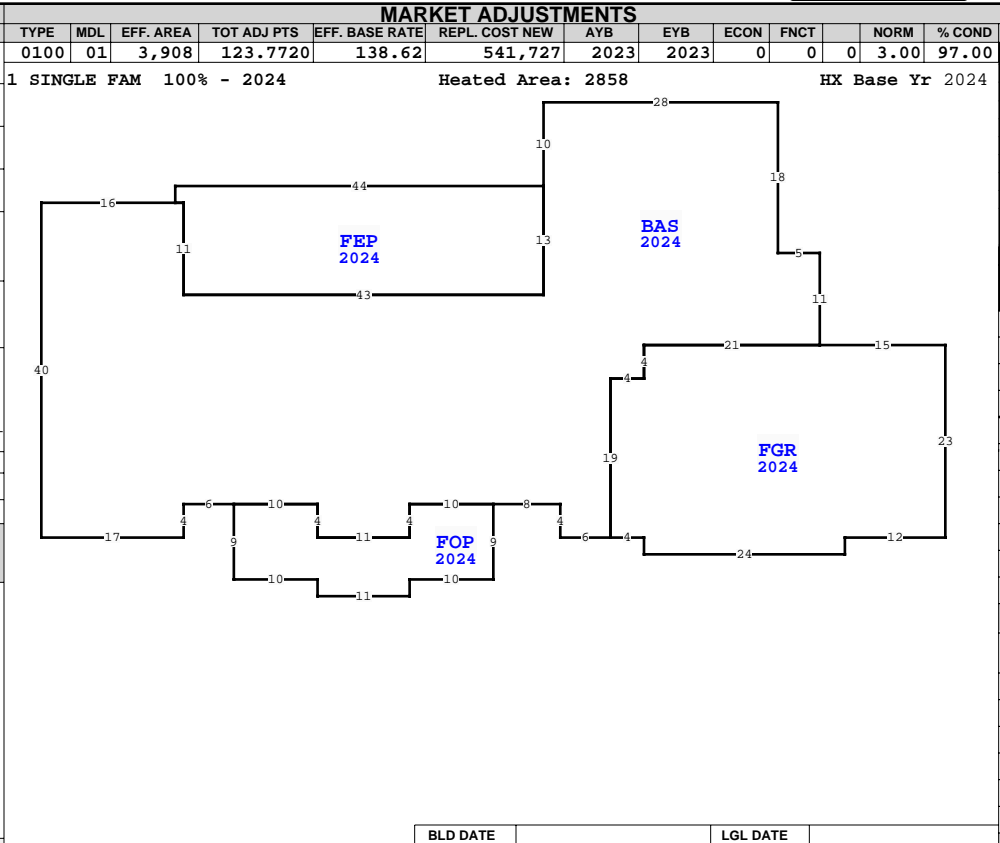
COMM NW COR OF SEC, E 767.43 FT,  
770.18 FT, S 72 DEG E 694.02 FT,  
953.44 FT TO AGREED BOUNDARY LIN

MCCABE ROBBIE C REVOCABLE TRUST  
298 NW OVERFLOW LAKE DR  
LAKE CITY, FL 32055

**2026**

36-3S-16-02611-033

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	3	100			
Bathrooms	3	100			
Frame	02	WOOD FRAME	100		
Stories	1.	1. 100			
Units	0	100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	07	07			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	36316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,858	100	2024	2,858	384,291
FEP	561	80	2024	449	60,373
FGR	952	55	2024	524	70,458
FOP	257	30	2024	77	10,354
TOTALS	4,628			3,908	525,475



**COLUMBIA COUNTY PROPERTY** PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		525,475
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		199,408
TOTAL MARKET VALUE		634,156
SOH/AGL Deduction		25,117
ASSESSED VALUE		609,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		557,628
TOTAL JUST VALUE		738,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		747,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046660	New Residential C	864,300	03/07/2023

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/1223	1/10/2023	WD	U	V	11	0

GRANTOR: MCCABE ROBBIE C  
GRANTEE: MCCABE ROBBIE C REV  
1483/1220 1/10/2023 WD U V 11 0  
GRANTOR: MCCABE ROBBIE C REVOC  
GRANTEE: MCCABE ROBBIE C

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS=[YR=2024;ORIG=60,10] S40 E17 N4 E6 E10 S4 E11 N4 E10 E8 S4 E6 N19 E4 N4 E21 N11 W5 N18 W28 S10 S13 W43 N11 W1 W16 \$  
FEP=[YR=2024;ORIG=76,8] S2 E1 S11 E43 N13 W44 \$  
POP=[YR=2024;ORIG=83,46] S9 E10 S2 E11 N2 E10 N9 W10 S4 W11 N4 W10 \$  
FGR=[YR=2024;ORIG=132,27] S4 W4 S19 E4 S2 E24 N2 E12 N23 W15 W21 \$

**EXTRA FEATURES** 298 NW OVERFLOW LAKE DR, LAKE CITY

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	0260	PAVEMENT-A	0	100	0	0		2.00	100	2024	2023		100	14,000	

**LAND DESCRIPTION** TOTAL OB/XF 14,000

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					10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							
2	5500	A	TIMBER 2	0		CI	0.00	0.00	10.52	AC		1.00	1.00	1.00	445.00	445.00	4,681							
3	9910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	10.52	AC		1.00	1.00	0.65	16,000.00	10,400.00	109,408							