

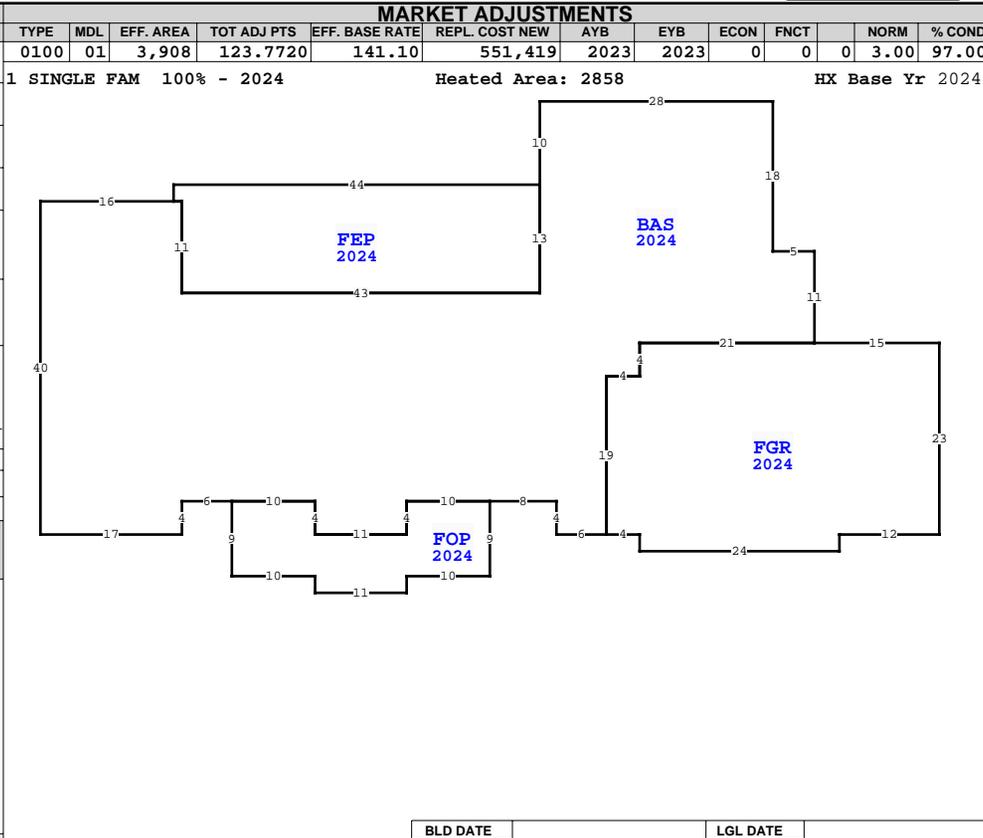
COMM NW COR OF SEC, E 767.43 FT,  
770.18 FT, S 72 DEG E 694.02 FT,  
953.44 FT TO AGREED BOUNDARY LIN

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

**2026**

36-3S-16-02611-033

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
16	WD FR STUC 100				
00	N/A 0				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
3	100				
02	WOOD FRAME 100				
1.	1. 100				
0	100				
03	03 100				
01	01 100				
07	07				
5000	IMPROVED AG				
			06		
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	391,166
FEP	561	80	2024	449	61,453
FGR	952	55	2024	524	71,718
FOP	257	30	2024	77	10,539
TOTALS	4,628			3,908	534,876



**COLUMBIA COUNTY PROPERTY** PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		534,876
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		199,408
TOTAL MARKET VALUE		643,557
SOH/AGL Deduction		34,518
ASSESSED VALUE		609,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		557,628
TOTAL JUST VALUE		748,284
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

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1220	1/10/2023	WD U	V	11		0

GRANTOR: MCCABE ROBBIE C REVOC  
GRANTEE: MCCABE ROBBIE C

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	

**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 \$

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							