E DIV: COMM NE COR, RUN W 117
FT FOR POB, RUN S 54.5 FT, W
84 FT, N 54.5 FT, E 84 FT TO

AUSGOOD CASSIE
819 NE AUSGOOD GLN
LAKE CITY, FL 32055

2026

00-00-00-13094-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

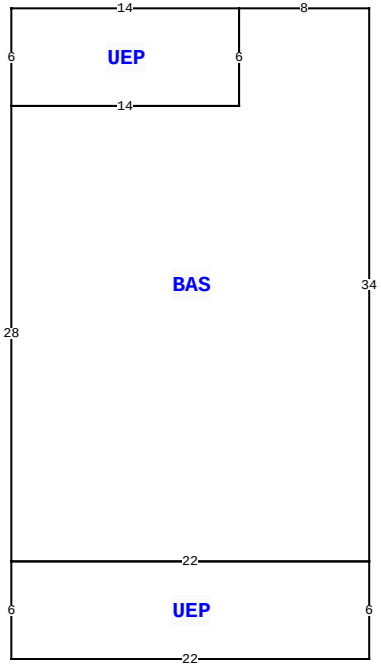
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	664	100		664	31,258
UEP	84	60		50	2,354
UEP	132	60		79	3,719
TOTALS	880			793	37,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	793	76.4154	85.59	67,873	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 664 HX Base Yr



819 NE AUSGOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	37,330
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	1,946
TOTAL MARKET VALUE	39,476
SOH/AGL Deduction	0
ASSESSED VALUE	39,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,476
TOTAL JUST VALUE	39,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,476

LAND:1:1: ADJ4;GRADE ROAD.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1382/1933	4/16/2019	QC	U	I	11	100

GRANTOR: RODGER AUSGOOD
GRANTEE: DESMOND KELLY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UEP= W14 S6 E14 N6$ S6 W14 S28 UEP= S6 E22 N6 W22$ E22 N34$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		*RSF	-354.00	84.00	4,578.00	SF		1.00	1.00	0.85	0.50	0.43	1,946							

REVIEW DATE 03/08/2012 BY DF Total Acres: 0.11 Total Land Value: 1,946 Market: 0 Agricultural: 0 Common: 1,946 PRINTED 10/09/2025 BY SYS