COMM SW COR, RUN E 1329.50 FT
TO W LINE OF SE1/4 OF SW1/4,
RUN N 779.74 FT FOR POB, CONT

BEASLEY WILLIAM BRANFORD
5904 PINE CREST RD
LIVE OAK, FL 32060

2026

03-5S-16-03458-000

BUILDING CHARACTERISTICS

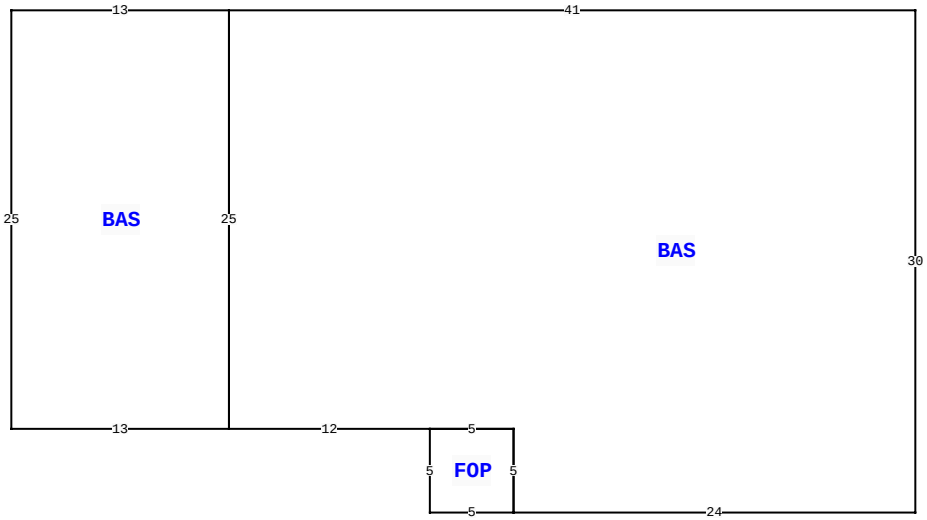
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	325	100		325	27,429
BAS	1,145	100		1,145	96,634
FOP	25	30		8	675
TOTALS	1,495			1,478	124,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,478	115.9290	129.84	191,904	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1470 HX Base Yr



574 SW ZIEGLER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,738
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	184,085
TOTAL MARKET VALUE	145,792
SOH/AGL Deduction	0
ASSESSED VALUE	145,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,792
TOTAL JUST VALUE	313,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,023

SALE:1:1: ESTATE OF BRANFORD M BEASLEY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0954/0444	6/02/1998	WD	Q	I	05	40,000
GRANTOR: BURTON ELLIS BEASLEY						
GRANTEE: WILLIAM BRANFORD BE						
0741/2043	12/11/1990	PR	U	I	11	0
GRANTOR: BEASLEY						
GRANTEE: BEASLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 BAS= W13 S25 E13 N25$ S25 E12 FOP= S5 E5 N5 W5$ E5 S5 E24 N30$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	0	28	32	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	30.47	AC		1.00	1.00	1.00	370.00	370.00	11,274							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	32.47	AC		1.00	1.00	1.00	5,500.00	5,500.00	178,585							

REVIEW DATE 10/02/2019 BY KR Total Acres: 33.47 Total Land Value: 16,854 Market: 178,585 Agricultural: 11,354 Common: 5,500 PRINTED 11/17/2025 BY SYS