

COMM SE COR OF N1/2 OF SE1/4 OF
FT. W 308.82 FT, SW 214.95 FT FO
245.13 FT TO N R/W JUSTIN ST, E

OGDEN TRACY B
211 SW JUSTIN GLEN
LAKE CITY, FL 32024

2026

10-4S-16-02866-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
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NEIGHBORHOOD/LOC	10416.040	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100		1,628	139,630
FGR	468	55		257	22,042
FOP	128	30		38	3,259
FOP	160	30		48	4,117
FSP	352	40		141	12,093
FST	152	55		84	7,205

TOTALS	2,888			2,196	188,345
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	0252	LEAN-TO W/	0	100	8	16	128.00	UT	2.00
4	0252	LEAN-TO W/	0	100	8	20	160.00	UT	2.00
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
6	0031	BARN, MT AE	0	100	40	60	2,400.00	UT	12.00
7	0040	BARN, POLE	0	100	30	40	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,196	117.8100	131.95	289,762	1977	1990		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2002 Heated Area: 1628 HX Base Yr 2002													

211 SW JUSTIN GLN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0252	LEAN-TO W/	0	100	8	16	128.00	UT	2.00	2.00	60	1993	1993	3	60	154	
4	0252	LEAN-TO W/	0	100	8	20	160.00	UT	2.00	2.00	60	1993	1993	3	60	192	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
6	0031	BARN, MT AE	0	100	40	60	2,400.00	UT	12.00	12.00	100	2008	2008	3	100	28,800	
7	0040	BARN, POLE	0	100	30	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

TOTAL OB/XF										34,796							
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
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		188,345			
TOTAL MARKET OB/XF VALUE		34,796			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		258,141			
SOH/AGL Deduction		75,805			
ASSESSED VALUE		182,336			
TOTAL EXEMPTION VALUE		HX HB WX 55,722			
BASE TAXABLE VALUE		126,614			
TOTAL JUST VALUE		258,141			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		261,039			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30797	MAINT/ALTR	45	02/21/2013
27116	STORAGE	225	06/25/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1521/921	8/15/2024	LE	U	I	14	100	
GRANTOR: OGDEN TRACY B							
GRANTEE: OGDEN TRACY B (ENH							
0927/2276	5/29/2001	WD	P	I	99	103,000	
GRANTOR: FREDERICK A & BARBARA							
GRANTEE: ERNEST & TRACY OGDE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W29 N16 W17 FSP= W22 FOP= W8 S16 E8 N16\$ S16 E22 N16\$ S16 W11 FST= W19 S8 E19 N8\$ S8 FGR= W19 S18 E26 N18 W7\$ E7 S18 FOP= S8 E20 N8 W20\$ E50 N26\$.									