

COMM SE COR OF N1/2 OF SE1/4 OF
753.20 FT FOR POB, RUN W 61 FT,
202.93 FT TO A PT ON S LINE OF A

MUSGROVE WILLIAM/MUSGROVE BETTY
118 SW JUSTIN GLN
LAKE CITY, FL 32024-4169

2026

10-4S-16-02867-002



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 80
Interior Wall	04	PLYWOOD 20
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
NEIGHBORHOOD/LOC	10416.040 1.00/	

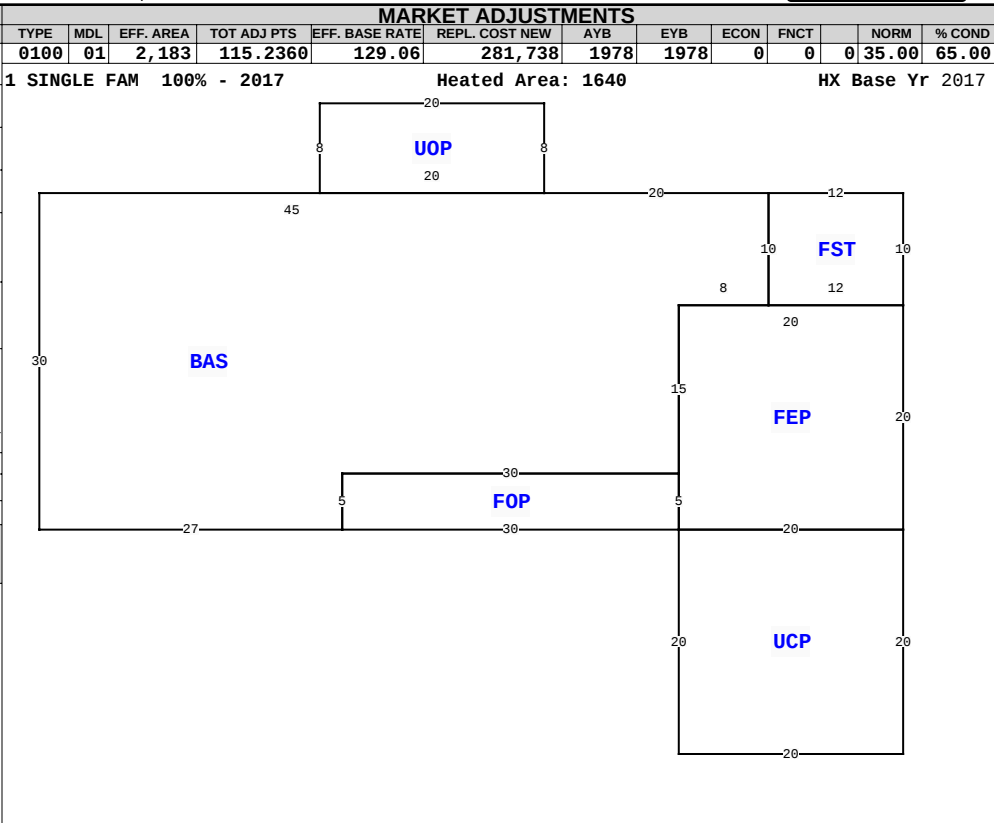
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	137,578
FEP	400	80		320	26,844
FOP	150	30		45	3,775
FST	120	55		66	5,537
UCP	400	20		80	6,711
UOP	160	20		32	2,685

TOTALS	2,870			2,183	183,130
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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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
3	0294	SHED WOOD/	0	100	12	24	288.00	UT	14.00
4	0252	LEAN-TO W/	0	100	8	24	192.00	UT	2.50
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00
6	0070	CARPORT UF	0	100	0	0	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			0.00	0.00	1.00

REVIEW DATE	01/24/2024	BY	JB
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	0	0	3	100	100	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
3	0294	SHED WOOD/	0	100	12	24	288.00	UT	14.00	14.00	60	2007	2007	3	60	2,419	
4	0252	LEAN-TO W/	0	100	8	24	192.00	UT	2.50	2.50	100	2007	2007	3	100	480	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	0.70	35,000.00	24,500.00	24,500		

Total Acres:	0.50	Total Land Value:	24,500	Market:	0	Agricultural:	0	Common:	24,500
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		183,130	
TOTAL MARKET OB/XF VALUE		4,499	
TOTAL LAND VALUE - MARKET		24,500	
TOTAL MARKET VALUE		212,129	
SOH/AGL Deduction		95,140	
ASSESSED VALUE		116,989	
TOTAL EXEMPTION VALUE		HX HB SX	100,722
BASE TAXABLE VALUE		16,267	
TOTAL JUST VALUE		212,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1303/2222	10/21/2015	WD	Q	I	01	111,000	
GRANTOR: RICHARD L DAVIS (SING)							
GRANTEE: WILLIAM & BETTY MUS							
0969/1317	12/10/2002	WD	Q	I		80,000	
GRANTOR: JOSEPH & DEBRA VREEN							
GRANTEE: RICHARD & BETTY DAV							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W20 UOP= N8 W20 S8 E20\$ W45 S30 E27 FOP= E30 UCP= S20 E20 N20 W20\$ N5 W30S5\$ N5 E30 FEP= S5E20 N20 W20 S15\$ N15 E8 FST= E12 N10 W12 S10\$ N10\$.									