BEG NE COR OF NW1/4 OF NW1/4, S
386.62 FT, N 572.57 FT, W 426.29
FT, E 193 FT, N 209 FT, E 598.30

MARSHBURN FRANK M REVOCABLE TRUST DATED JULY 12, 2
509 SE PASTURE WAY
LAKE CITY, FL 32025

2026

16-4S-17-08380-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

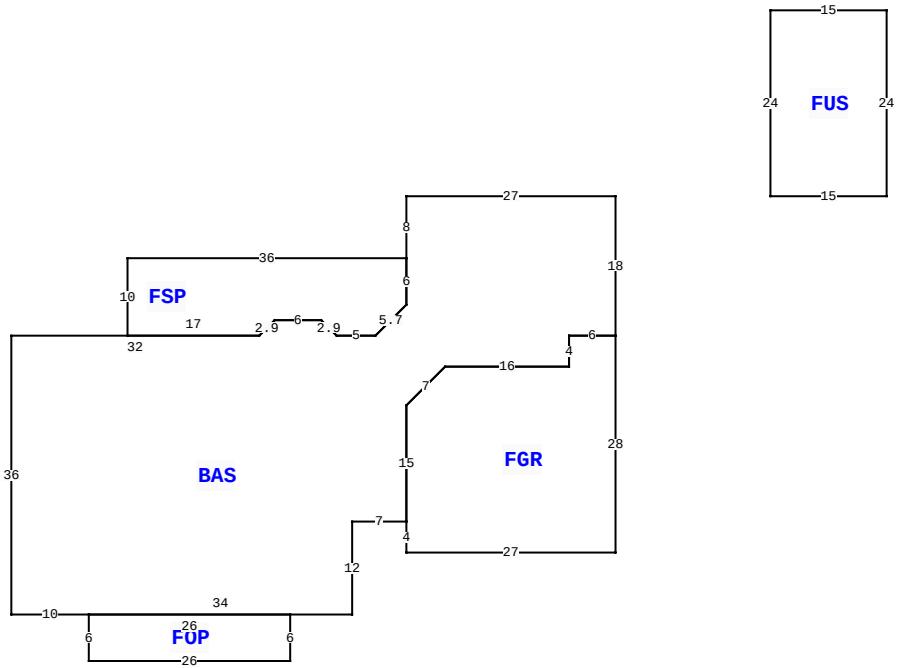
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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 06
NEIGHBORHOOD/LOC	16417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,359	100		2,359	233,553
FGR	660	55		363	35,939
FOP	156	30		47	4,653
FSP	336	40		134	13,267
FUS	360	100		360	35,642
TOTALS	3,871			3,263	323,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,263	116.3127	130.27	425,071	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2719 HX Base Yr 2002



509 SE PASTURE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,054
TOTAL MARKET OB/XF VALUE		8,096
TOTAL LAND VALUE - MARKET		149,700
TOTAL MARKET VALUE		344,253
SOH/AGL Deduction		110,692
ASSESSED VALUE		233,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,839
TOTAL JUST VALUE		480,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18320	SFR	488	05/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1200	7/12/2024	WD	U	I	11	100
GRANTOR: MARSHBURN FRANK M						
GRANTEE: MARSHBURN FRANK M R						
1476/1009	9/22/2022	WD	U	I	11	0
GRANTOR: MARSHBURN FRANK M						
GRANTEE: MARSHBURN FRANK M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S8 FSP= W36 S10 E17 R2 U2 E6 D2 R2 E5 R4 U4 N6$ S6 D4 L4 W5 L2 U2 W6 D2 L2 W32 S36 E10 FOP= S6 E26 N6 W26$ E34 N12 E7 FGR= S4 E27 N28 W6 S4 W16 L5 D5 S15$ N15 U5 R5 E16 N4 E6 N18$ PTR= E20 FUS= N24 E15 S24 W15$ W20$.

EXTRA FEATURES

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	25	29	725.00	UT	1.50	1.50	100	2001	2001	3	100	1,088	
2	0030	BARN,MT	0	0	30	40	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0040	BARN,POLE	0	100	46	56	2,576.00	UT	3.50	3.50	50	2017	2017	3	50	4,508	
4	0294	SHED WOOD/	0	0	12	40	1.00	UT	0.00	0.00	100	0	0	3	100	250	
5	0294	SHED WOOD/	0	0	12	40	1.00	UT	0.00	0.00	100	0	0	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 8,096

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	100					28.94	AC		1.00	1.00	1.00	280.00	280.00	8,103							
3	9910	M	MKT.VAL.AG	100					28.94	AC		1.00	1.00	1.00	5,000.00	5,000.00	144,700							

REVIEW DATE 05/01/2017 BY DF Total Acres: 29.94 Total Land Value: 13,103 Market: 144,700 Agricultural: 8,103 Common: 5,000 PRINTED 11/17/2025 BY SYS