LOT 7 BLOCK C 242 VILLAGE S/D.
ORB 621-527, 807-1772,

BELL WINSTON A
157 SW MUSKET PL
LAKE CITY, FL 32025

2025

21-4S-17-08640-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

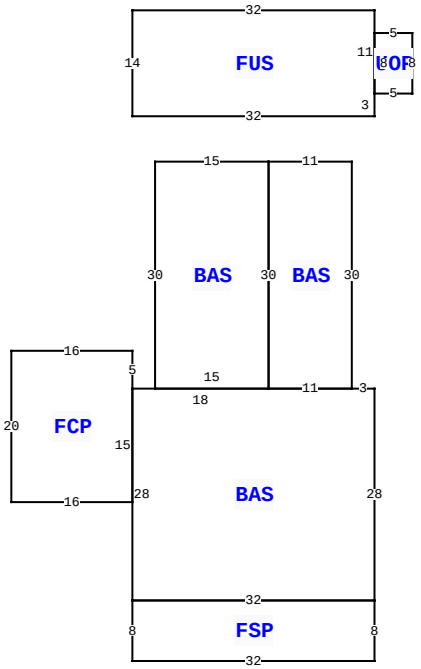
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	07	GAMBREL 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100		330	27,771
BAS	450	100		450	37,870
BAS	896	100		896	75,403
FCP	320	25		80	6,733
FSP	256	40		102	8,584
FUS	448	100		448	37,702
UOP	40	20		8	673
TOTALS	2,740			2,314	194,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	115.5998	129.47	299,594	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 1996 Heated Area: 2124 HX Base Yr 1996



157 SW MUSKET PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,736
TOTAL MARKET OB/XF VALUE		5,108
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		210,344
SOH/AGL Deduction		92,595
ASSESSED VALUE		117,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,027
TOTAL JUST VALUE		210,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,175

SALE:3:1: CONTRACTOR

LAND:1:1: ADJ3;SINKHOLE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052718	Generator		03/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0807/1772	7/05/1995	WD	Q	I		54,000
GRANTOR:WILLIAM DELOYE HARREL						
GRANTEE:WINSTON A & SANDRA						
0621/0527	4/30/1987	WD	Q	I		46,000
GRANTOR:HIXSON GARNER R						
GRANTEE:HARRELL WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 BAS= N30 W11 S30 E11$ W11 BAS= N30 W15 S30 E15$ W18
FCP= N5 W16 S20 E16 N15$ S28 FSP= S8 E32 N8 W32$ E32 N28$
PTR=N50 FUS= W32 S14E32 N3 UOP= E5 N8 W5 S8$ N11$ S50$.

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
4	0166	CONC,PAVMT	0	100	0	0	1,904.00	UT	2.00	2.00	100	2004	2004	3	100	3,808	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,108

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	100		A-1	180.00	140.00	1.00	LT		1.00	1.00	0.70	15,000.00	10,500.00	10,500							

REVIEW DATE 06/21/2017 BY RP Total Acres: 0.58 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 08/01/2025 BY SYS