LOT 5 BAR D ESTATES UNIT 2.
676-551-553, 750-2074

ANSELL MICHAEL G
451 SW CLINT WAY
LAKE CITY, FL 32024

2026

29-5S-17-09449-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

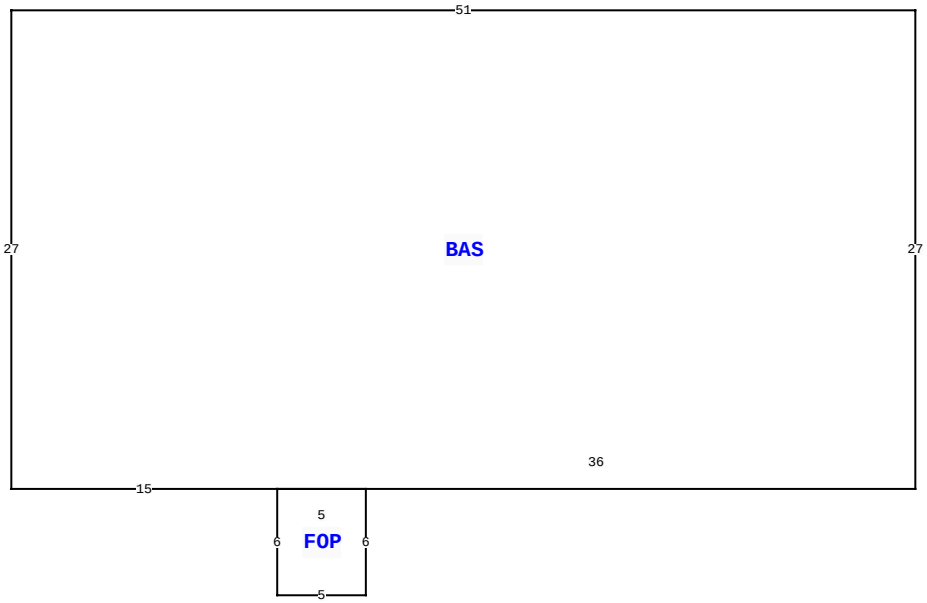
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 02
NEIGHBORHOOD/LOC	29517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100		1,377	131,475
FOP	30	30		9	859
TOTALS	1,407			1,386	132,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,386	118.4000	132.61	183,797	1997	1997	0	0	0	28.00	72.00

2 SINGLE FAM 100% - 2009 Heated Area: 1377 HX Base Yr 2009



451 SW CLINT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,334
TOTAL MARKET OB/XF VALUE		11,300
TOTAL LAND VALUE - MARKET		38,000
TOTAL MARKET VALUE		181,634
SOH/AGL Deduction		107,206
ASSESSED VALUE		74,428
TOTAL EXEMPTION VALUE	HX HB	49,428
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		181,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,472

LAND:2:1: LOT 5 U2 BAR D EST.; 5.02 ACS.

BLDG:1:1: MH ASSESSED-OK PER DC-NO RP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10040	SFR	220	08/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1161/1974	10/31/2008	WD	Q	I		118,000
GRANTOR: DEWITT ANTHONY CREEL						
GRANTEE: MICHAEL G ANSELL						
1003/0921	12/09/2003	WD	Q	V	04	19,700
GRANTOR: DLC CATTLE						
GRANTEE: DEWITT ANTHONY CREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S27 E15 FOP= S6 E5 N6 W5$ E36 N27$.

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	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	10,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	38,000.00	38,000.00	38,000							

REVIEW DATE 09/07/2017 BY BC Total Acres: 5.02 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 10/07/2025 BY SYS