E DIV: COMM NE COR, RUN W 117
FT FOR POB, RUN S 54.5 FT, W
84 FT, N 54.5 FT, E 84 FT TO

AUSGOOD CASSIE
819 NE AUSGOOD GLN
LAKE CITY, FL 32055

2027

00-00-00-13094-000

BUILDING CHARACTERISTICS

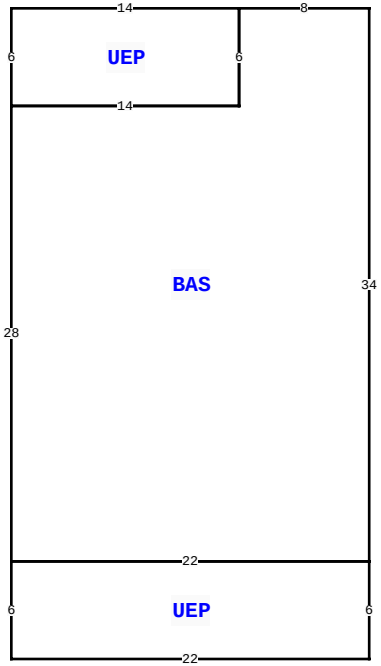
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	664	100		664	30,699
UEP	84	60		50	2,312
UEP	132	60		79	3,653
TOTALS	880			793	36,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	793	76.4154	84.06	66,660	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 664 HX Base Yr



819 NE AUSGOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	36,663
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	2,918
TOTAL MARKET VALUE	39,781
SOH/AGL Deduction	0
ASSESSED VALUE	39,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,781
TOTAL JUST VALUE	39,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,448

LAND:1:1: ADJ4;GRADE ROAD.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1933	4/16/2019	QC	U	I	11	100

GRANTOR: RODGER AUSGOOD

GRANTEE: DESMOND KELLY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UEP= W14 S6 E14 N6$ S6 W14 S28 UEP= S6 E22 N6 W22$
E22 N34$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		*RSF	-354.00	84.00	4,578.00	SF		1.00	1.00	0.85	0.75	0.64	2,918							

REVIEW DATE 03/08/2012 BY DF Total Acres: 0.11 Total Land Value: 2,918 Market: 0 Agricultural: 0 Common: 2,918 PRINTED 11/17/2026 BY SYS