

COMM SW COR, RUN E 1329.50 FT  
TO W LINE OF SE1/4 OF SW1/4,  
RUN N 779.74 FT FOR POB, CONT

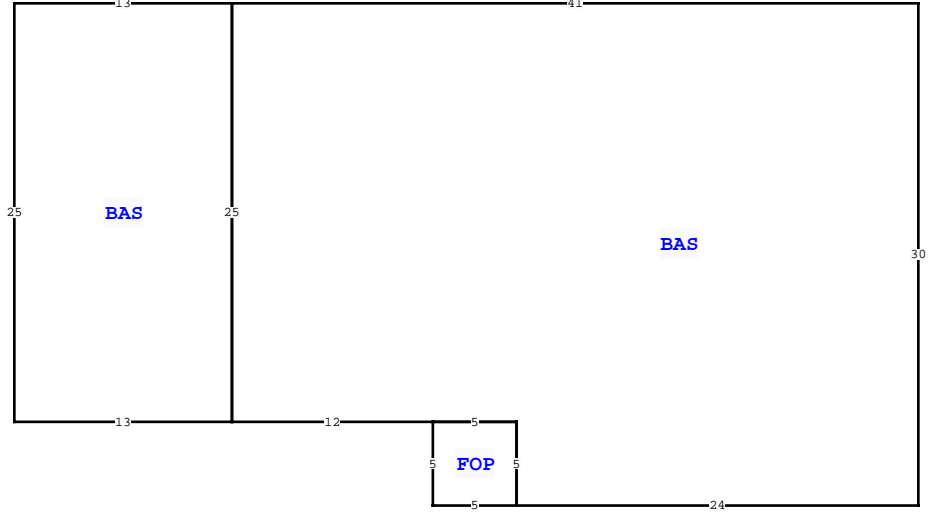
BEASLEY WILLIAM BRANFORD  
5904 PINE CREST RD  
LIVE OAK, FL 32060

**2026**

03-5S-16-03458-000  
VALUATION SUMMARY

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 90				
05	AVERAGE 10				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 80				
06	VINYL ASB 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
1.5	100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
5000	IMPROVED AG				
	MKT AREA		01		
3516.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	325	100		325	27,429
BAS	1,145	100		1,145	96,634
FOP	25	30		8	675
TOTALS	1,495			1,478	124,738

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,478	115.9290	129.84	191,904	1983	1983	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1470 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		124,738	
TOTAL MARKET OB/XF VALUE		4,200	
TOTAL LAND VALUE - MARKET		200,820	
TOTAL MARKET VALUE		146,292	
SOH/AGL Deduction		0	
ASSESSED VALUE		146,292	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		146,292	
TOTAL JUST VALUE		329,758	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,023	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0954/0444	6/02/1998	WD	Q	I	05	40,000
GRANTOR: BURTON ELLIS BEASLEY						
GRANTEE: WILLIAM BRANFORD BE						
0741/2043	12/11/1990	PR	U	I	11	0
GRANTOR: BEASLEY						
GRANTEE: BEASLEY						

EXTRA FEATURES		574 SW ZIEGLER TER, LAKE CITY															
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	0	28	32	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION		TOTAL OB/XF 4,200																						
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	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	30.47	AC		1.00	1.00	1.00	370.00	370.00	11,274							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	32.47	AC		1.00	1.00	1.00	6,000.00	6,000.00	194,820							

REVIEW DATE		BY		Total Acres: 33.47		Total Land Value: 17,354		Market: 194,820		Agricultural: 11,354		Common: 6,000		PRINTED 06/22/2026 BY SYS	
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