

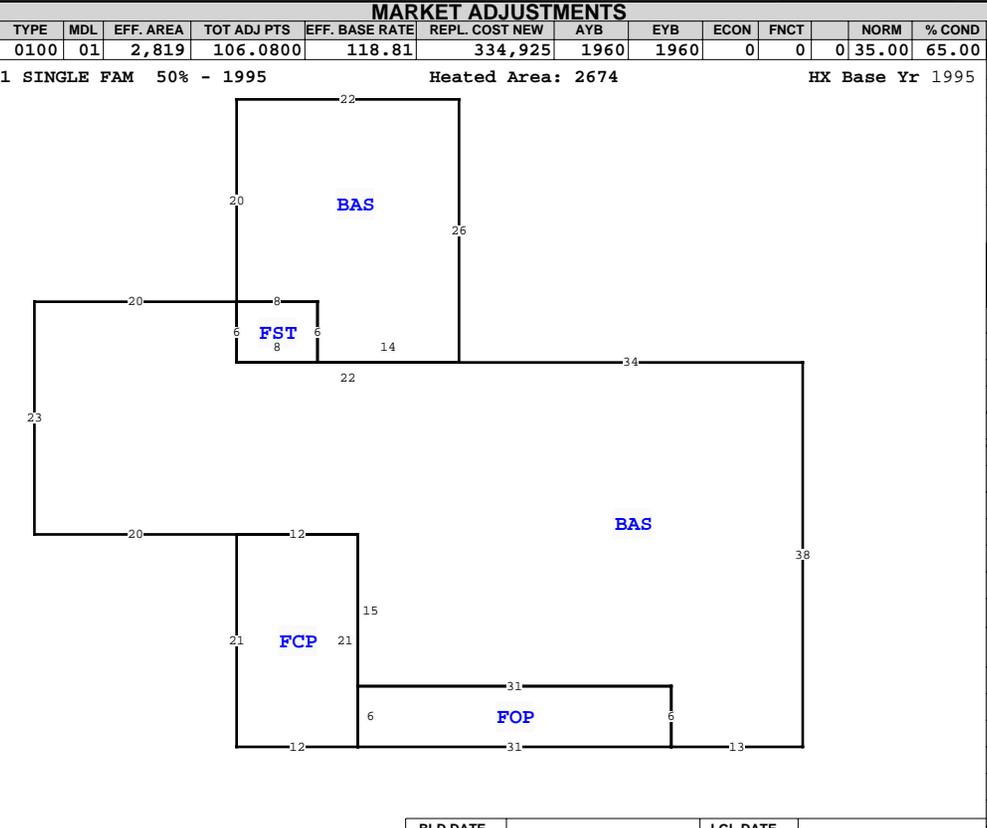
COMM NE COR OF NW1/4, RUN W 411.  
 US-41 FOR POB, S'LY ALONG R/W 13  
 W 1360 FT, N 999.89 FT TO N LINE

BASS ERNEST L/BASS IVY KAY  
 5188 N US HIGHWAY 441  
 LAKE CITY, FL 32055

**2026**

05-3S-17-04841-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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.	1.	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	03
NEIGHBORHOOD/LOC	5317.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	524	100	
BAS	2,150	100	
FCP	252	25	
FOP	186	30	
FST	48	55	
TOTALS	3,160		



**COLUMBIA COUNTY PROPERTY** PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,701
TOTAL MARKET OB/XF VALUE		9,210
TOTAL LAND VALUE - MARKET		350,040
TOTAL MARKET VALUE		248,966
SOH/AGL Deduction		58,985
ASSESSED VALUE		189,981
TOTAL EXEMPTION VALUE	HA HAB	48,526
BASE TAXABLE VALUE		141,455
TOTAL JUST VALUE		576,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38314	RECONNECT	75	07/03/2019
24424	M H	384	04/24/2006

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1149/1252	1/01/2008	QC	Q	I	01	100

GRANTOR: ERNEST L & IVY K BASS  
 GRANTEE: MATTHEW D BASS

**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	0180	FPLC 1STRY	0	50	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	100	2,000	
2	0294	SHED WOOD/	0	50	12	1.00	UT	0.00	0.00	100	1981	1981	3	100	450	
3	0021	BARN,FR AE	0	50	30	720.00	UT	4.50	4.50	100	1993	1993	3	100	3,240	
4	0296	SHED METAL	0	50	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
5	0040	BARN,POLE	0	50	16	2.00	UT	300.00	300.00	100	1993	1993	3	100	600	
6	0260	PAVEMENT-A	0	50	10	3,300.00	UT	0.80	0.80	50	1993	1993	3	50	1,320	
7	0252	LEAN-TO W/	0	50	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
8	0252	LEAN-TO W/	0	50	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
9	0252	LEAN-TO W/	0	50	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
10	0252	LEAN-TO W/	0	50	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

**TOTAL OB/XF** 9,010

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	50		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	57.34	AC		1.00	1.00	1.00	280.00	280.00	16,055							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	57.34	AC		1.00	1.00	1.00	6,000.00	6,000.00	344,040							

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS= W34 BAS= N26 W22 S20 FST= S6 E8 N6 W8\$ E8 S6 E14\$ W22 N6 W20 S23 E20 FCP= S21 E12 N21 W12\$ E12 S15 FOP= S6 E31 N6 W31\$ E31 S6 E13 N38\$.

**LAND DESCRIPTION**

**TOTAL OB/XF** 9,010

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	50		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	57.34	AC		1.00	1.00	1.00	280.00	280.00	16,055							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	57.34	AC		1.00	1.00	1.00	6,000.00	6,000.00	344,040							

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 217,701 TOTAL MARKET OB/XF VALUE 9,210 TOTAL LAND VALUE - MARKET 350,040 TOTAL MARKET VALUE 248,966 SOH/AGL Deduction 58,985 ASSESSED VALUE 189,981 TOTAL EXEMPTION VALUE HA HAB 48,526 BASE TAXABLE VALUE 141,455 TOTAL JUST VALUE 576,951 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 559,961											
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																				BLD DATE LGL DATE XF DATE LAND DATE 04/10/2025 MLU INC DATE AG DATE 09/26/2023 SPF											
TOTALS																															
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															
11	0169	FENCE/WOOD	0	50	0	0			0.00	100	2015	2015	3	100	200																

LAND DESCRIPTION										TOTAL OB/XF																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					