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

2027

05-3S-17-04841-000

BUILDING CHARACTERISTICS

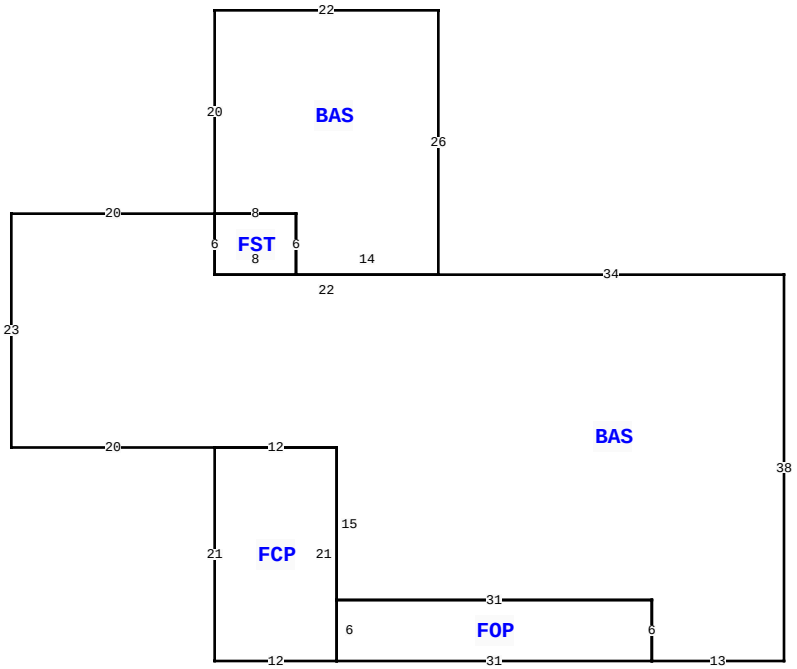
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	524	100		524	39,745
BAS	2,150	100		2,150	163,075
FCP	252	25		63	4,778
FOP	186	30		56	4,248
FST	48	55		26	1,972
TOTALS	3,160			2,819	213,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,819	106.0800	116.69	328,949	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 1995 Heated Area: 2674 HX Base Yr 1995



5188 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	09/26/2023 SPF

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	0180	FPLC 1STRY	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	100	2,000	
2	0294	SHED WOOD/	0	50	12	14	1.00	UT	0.00	0.00	100	1981	1981	3	100	450	
3	0021	BARN,FR AE	0	50	30	24	720.00	UT	4.50	4.50	100	1993	1993	3	100	3,240	
4	0296	SHED METAL	0	50	24	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
5	0040	BARN,POLE	0	50	16	20	2.00	UT	300.00	300.00	100	1993	1993	3	100	600	
6	0260	PAVEMENT-A	0	50	10	330	3,300.00	UT	0.80	0.80	50	1993	1993	3	50	1,320	
7	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
8	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
9	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
10	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		213,817
TOTAL MARKET OB/XF VALUE		9,210
TOTAL LAND VALUE - MARKET		350,040
TOTAL MARKET VALUE		245,082
SOH/AGL Deduction		55,319
ASSESSED VALUE		189,763
TOTAL EXEMPTION VALUE	HA HAB	50,250
BASE TAXABLE VALUE		139,513
TOTAL JUST VALUE		573,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,951

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

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

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	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							

REVIEW DATE 07/12/2019 BY RP Total Acres: 58.34 Total Land Value: 22,055 Market: 344,040 Agricultural: 16,055 Common: 6,000 PRINTED 11/17/2026 BY SYS

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

2027

05-3S-17-04841-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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GRANTOR: ERNEST L & IVY K BASS

GRANTEE: MATTHEW D BASS

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0169	FENCE/WOOD	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

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

REVIEW DATE 07/12/2019 BY RP Total Acres: 58.34 Total Land Value: 22,055 Market: 344,040 Agricultural: 16,055 Common: 6,000 PRINTED 11/17/2026 BY SYS