

COMM SW COR OF NW1/4 OF THE  
NE1/4 RUN W 674.58 FT TO THE  
E R/W OF I-75, NW ALONG R/W

CUSHMAN THOMAS/CUSHMAN WENDY N  
986 SW HILL CREEK DR  
LAKE CITY, FL 32025

2026

05-5S-17-09116-000



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 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 56,909 TOTAL MARKET VALUE 56,909 SOH/AGL Deduction 0 ASSESSED VALUE 56,909 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 56,909 TOTAL JUST VALUE 56,909 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 56,909															
DOR CODE		9900 NON AG ACREAGE																		PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM		5517.00		1.00 /																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA																	
																				OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1405/1447 2/13/2020 WD Q V 01 66,000 GRANTOR: A BAR S LAND & CATTLE GRANTEE: THOMAS & WENDY N CU 0952/1795 5/01/2002 WD Q I 625,857 GRANTOR: EVERETT W ROGERS GRANTEE: A BAR S LAND & CATT																	
TOTALS																				BLD DATE		LGL DATE		03/22/2022		MLU		BUILDING NOTES									
EXTRA FEATURES																				XF DATE		LAND DATE				BUILDING DIMENSIONS											
																				INC DATE		AG DATE															
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																					
LAND DESCRIPTION										TOTAL OB/XF										0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	22.23	AC		1.00	1.00	0.80	3,200.00	2,560.00	56,909																				
REVIEW DATE 03/22/2022 BY MLU Total Acres: 22.23 Total Land Value: 56,909 Market: 0 Agricultural: 0 Common: 56,909 PRINTED 06/23/2026 BY SYS																																					