S1/2 OF NW1/4 EX RD R/W.

451-818, WD 1108-1992,

BAILEY AUBREY W/BAILEY KELLY W
4044 SW TUSTENUGEE
LAKE CITY, FL 32024

2026

05-5S-17-09120-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5517.00	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	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	40,500
TOTAL LAND VALUE - MARKET	385,000
TOTAL MARKET VALUE	67,052
SOH/AGL Deduction	0
ASSESSED VALUE	67,052
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,052
TOTAL JUST VALUE	425,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043189	Communications To	25,000	02/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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
1	0040	BARN,POLE	0	0	60	100	6,000.00	UT	9.00	9.00	75	2017	2017	3	75	40,500	

LAND DESCRIPTION

TOTAL OB/XF 40,500

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	58.50	AC		1.00	1.00	1.00	280.00	280.00	16,380							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	445.00	445.00	4,672							
3	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	69.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	379,500							

REVIEW DATE 07/19/2017 BY DF Total Acres: 70.00 Total Land Value: 26,552 Market: 379,500 Agricultural: 21,052 Common: 5,500 PRINTED 06/22/2026 BY SYS