COMM SE COR OF N1/2 OF SE1/4
OF SE1/4, RUN W 752.53 FT TO
POB, RUN N 15 DEG E 208.27 FT

HUELSKAMP MICHAEL H/HUELSKAMP DINIA K
146 SW JUSTIN GLN
LAKE CITY, FL 32024

2027

10-4S-16-02866-002

BUILDING CHARACTERISTICS

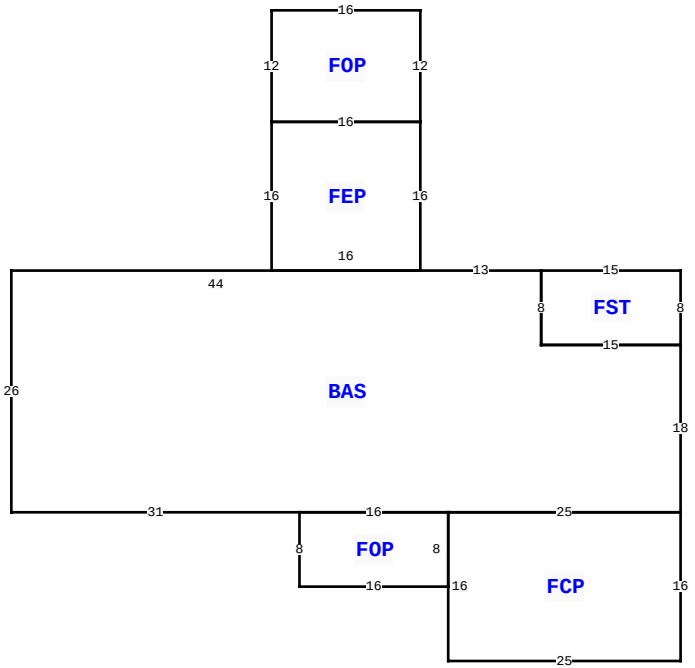
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100		1,752	144,593
FCP	400	25		100	8,253
FEP	256	80		205	16,919
FOP	128	30		38	3,136
FOP	192	30		58	4,787
FST	120	55		66	5,447
TOTALS	2,848			2,219	183,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	115.4300	126.97	281,746	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1752 HX Base Yr



146 SW JUSTIN GLN, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	8	14	112.00	UT	12.00	12.00	100	2007	2007	3	100	1,344	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	700	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,135
TOTAL MARKET OB/XF VALUE		5,994
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		224,129
SOH/AGL Deduction		101,329
ASSESSED VALUE		122,800
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,389
TOTAL JUST VALUE		224,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0597/0110	7/01/1986	WD	Q	I		60,000
GRANTOR:						
GRANTEE:						
0375/0810	3/01/1977	03	Q	I		32,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FEP= N16 FOP= N12 W16 S12 E16$ W16 S16 E16$ W44 S26 E31 FOP= S8 E16 N8 W16$ E16 FCP= S16 E25 N16 W25$ E25 N18 FST= N8 W15 S8 E15$ W15 N8$.

LAND DESCRIPTION

TOTAL OB/XF 5,994

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.79 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS