COMM SE COR OF N1/2 OF SE1/4 OF
RUN W 185 FT, N 199.88 FT, N 25
SE 165.93 FT, S 199.88 FT TO POB

**BUSBY MARGARET**
228 SW JUSTIN GLN
LAKE CITY, FL 32024

# 2027

**10-4S-16-02866-005**

## BUILDING CHARACTERISTICS

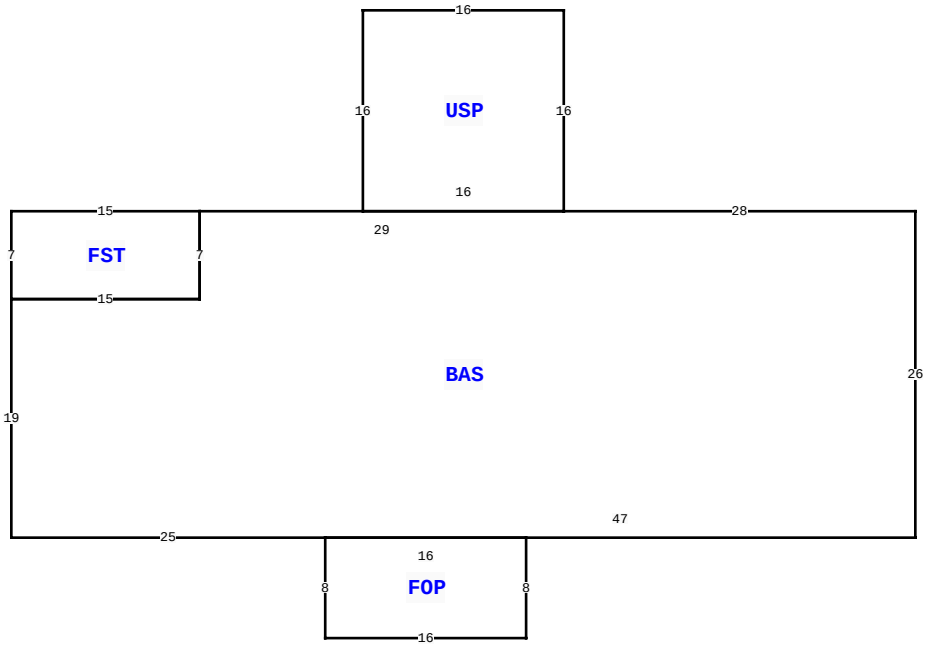
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 08 | WD OR PLY 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 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 | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| 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 | 1,767 | 100 | | 1,767 | 89,604 |
| FOP | 128 | 30 | | 38 | 1,927 |
| FST | 105 | 55 | | 58 | 2,941 |
| USP | 256 | 35 | | 90 | 4,564 |
| TOTALS | 2,256 | | | 1,953 | 99,037 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,953 | 83.8196 | 92.20 | 180,067 | 1977 | 1977 | 0 | 0 | 10 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1767 HX Base Yr




228 SW JUSTIN GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 576 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 99,037 |
| TOTAL MARKET OB/XF VALUE | 2,126 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 136,163 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 136,163 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 136,163 |
| TOTAL JUST VALUE | 136,163 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 137,967 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049154 | Roof Replacement | 5,170 | 02/05/2024 |
| 000045510 | Roof Replacement | 15,596 | 09/21/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1286/2575 | 12/29/2014 | QC | U | I | 11 | 100 |
| GRANTOR: REBECCA J MURRAY & WI | | | | | | |
| GRANTEE: MARGARET BUSBY | | | | | | |
| 1187/1520 | 1/19/2010 | PB | U | I | 11 | 0 |
| GRANTOR: CLERK OF COURT(WILLAR | | | | | | |
| GRANTEE: WILLIAMS SCOTT & RE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 USP= N16 W16 S16 E16$ W29 FST= W15 S7 E15 N7$ S7 W15 S19 E25 FOP= S8 E16 N8W16$ E47 N26$ .

## LAND DESCRIPTION

TOTAL OB/XF 2,126

| 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 | 0 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 03/04/2024 BY jerry Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS