

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

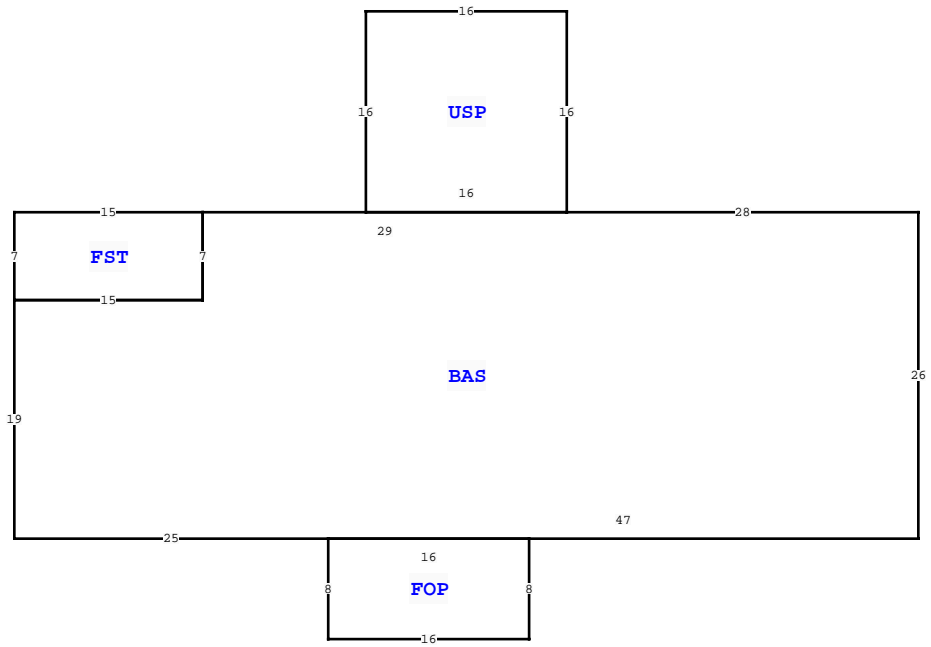
2026

10-4S-16-02866-005



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	08	WD OR PLY	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	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		
Architectural Units	05	CONV	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	91,237
FOP	128	30		38	1,962
FST	105	55		58	2,995
USP	256	35		90	4,647
TOTALS	2,256			1,953	100,841

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	93.88	183,348	1977	1977	0	0	10	35.00	55.00	
1 SINGLE FAM 0% - 0 Heated Area: 1767 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	100,841			
TOTAL MARKET OB/XF VALUE	2,126			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	137,967			
SOH/AGL Deduction	4,717			
ASSESSED VALUE	133,250			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	133,250			
TOTAL JUST VALUE	137,967			
NCON VALUE	0			
INCOME VALUE	0			
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
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GRANTOR: CLERK OF COURT (WILLAR)  
 GRANTEE: WILLIAMS SCOTT & RE

EXTRA FEATURES														228 SW JUSTIN GLN, LAKE CITY			
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
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	

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

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	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								