COMM SE COR OF N1/2 OF SE1/4 OF FT, W 308.82 FT, SW 214.95 FT FO 245.13 FT TO N R/W JUSTIN ST, E

OGDEN TRACY B
211 SW JUSTIN GLEN
LAKE CITY, FL 32024

2027

10-4S-16-02866-009

BUILDING CHARACTERISTICS

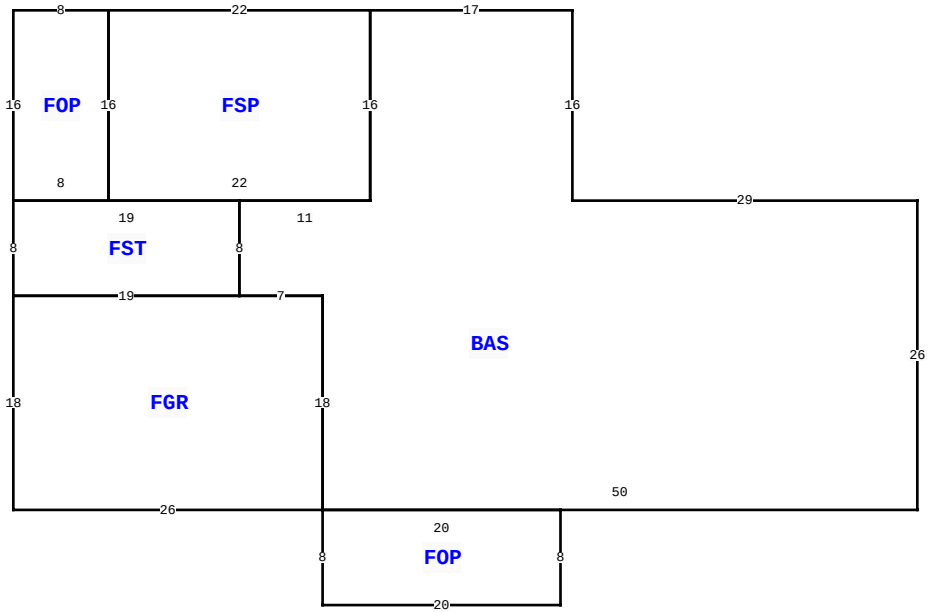
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,628	100		1,628	137,132
FGR	468	55		257	21,648
FOP	128	30		38	3,201
FOP	160	30		48	4,043
FSP	352	40		141	11,877
FST	152	55		84	7,076
TOTALS	2,888			2,196	184,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	117.8100	129.59	284,580	1977	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1628 HX Base Yr 2002



211 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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0252	LEAN-TO W/	0	100	8	16	128.00	UT	2.00	2.00	60	1993	1993	3	60	154	
4	0252	LEAN-TO W/	0	100	8	20	160.00	UT	2.00	2.00	60	1993	1993	3	60	192	
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	0031	BARN,MT AE	0	100	40	60	2,400.00	UT	12.00	12.00	100	2008	2008	3	100	28,800	
7	0040	BARN,POLE	0	100	30	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,977
TOTAL MARKET OB/XF VALUE		34,796
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		254,773
SOH/AGL Deduction		67,514
ASSESSED VALUE		187,259
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		130,848
TOTAL JUST VALUE		254,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30797	MAINT/ALTR	45	02/21/2013
27116	STORAGE	225	06/25/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/921	8/15/2024	LE	U	I	14	100
GRANTOR: OGDEN TRACY B						
GRANTEE: OGDEN TRACY B (ENH						
0927/2276	5/29/2001	WD	P	I	99	103,000
GRANTOR: FREDERICK A & BARBARA						
GRANTEE: ERNEST & TRACY OGDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N16 W17 FSP= W22 FOP= W8 S16 E8 N16$ S16 E22 N16$ S16 W11 FST= W19 S8 E19 N8$ S8 FGR= W19 S18 E26 N18 W7$ E7 S18 FOP= S8 E20 N8 W20$ E50 N26$.

LAND DESCRIPTION

TOTAL OB/XF 34,796

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: 0.95 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS