

COMM SE COR OF N1/2 OF SE1/4 OF
753.20 FT FOR POB, RUN W 61 FT,
202.93 FT TO A PT ON S LINE OF A

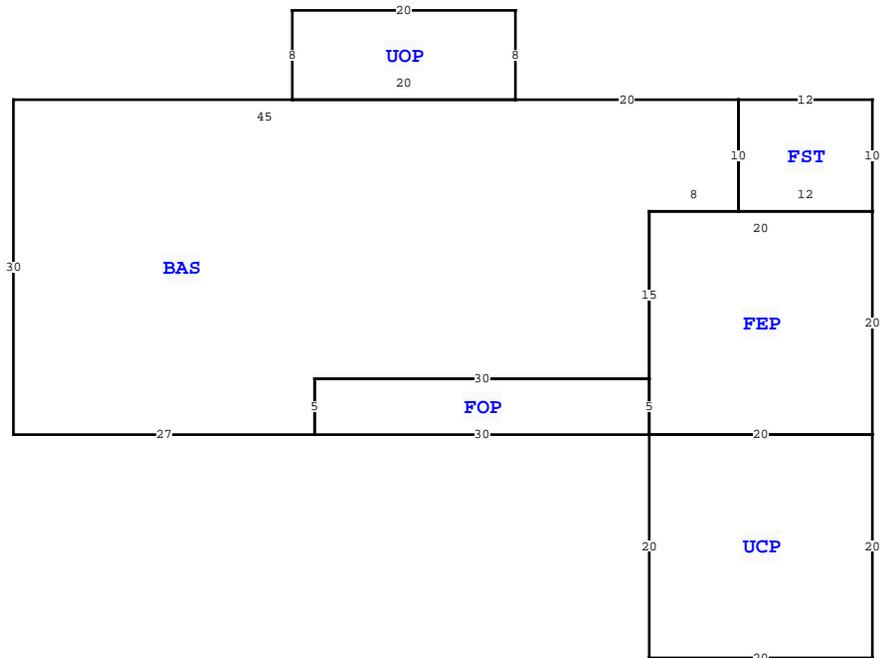
MUSGROVE WILLIAM/MUSGROVE BETTY
118 SW JUSTIN GLN
LAKE CITY, FL 32024-4169

2026

10-4S-16-02867-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	80
Interior Wall	04	PLYWOOD	20
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
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/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,183	115.2360	131.37	286,781	1978	1978	0	0	35.00	65.00
1 SINGLE FAM 100% - 2017 Heated Area: 1640 HX Base Yr 2017											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	140,041
FEP	400	80		320	27,325
FOP	150	30		45	3,843
FST	120	55		66	5,636
UCP	400	20		80	6,832
UOP	160	20		32	2,733
TOTALS	2,870			2,183	186,408

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		186,408	
TOTAL MARKET OB/XF VALUE		4,499	
TOTAL LAND VALUE - MARKET		24,500	
TOTAL MARKET VALUE		215,407	
SOH/AGL Deduction		98,758	
ASSESSED VALUE		116,649	
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE		15,238	
TOTAL JUST VALUE		215,407	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/2222	10/21/2015	WD	Q	I	01	111,000
GRANTOR: RICHARD L DAVIS (SING)						
GRANTEE: WILLIAM & BETTY MUS						
0969/1317	12/10/2002	WD	Q	I		80,000
GRANTOR: JOSEPH & DEBRA VREEN						
GRANTEE: RICHARD & BETTY DAV						

EXTRA FEATURES																
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	100	0	0	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2000	2000	3	100	800	
3	0294	SHED WOOD/	0	100	12	24	UT	14.00	14.00	60	2007	2007	3	60	2,419	
4	0252	LEAN-TO W/	0	100	8	24	UT	2.50	2.50	100	2007	2007	3	100	480	
5	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	400	
6	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	300	

TOTAL OB/XF												4,499												
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	100			0.00	0.00	1.00	LT		1.00	1.00	0.70	35,000.00	24,500.00	24,500							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS= W20 UOP= N8 W20 S8 E20\$ W45 S30 E27 FOP= E30 UCP= S20 E20 N20 W20\$ N5 W30S5\$ N5 E30 FEP= S5E20 N20 W20 S15\$ N15 E8 FST= E12 N10 W12 S10\$ N10\$.	

LAND DESCRIPTION		TOTAL OB/XF																							
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	100			0.00	0.00	1.00	LT		1.00	1.00	0.70	35,000.00	24,500.00	24,500								