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

2027

10-4S-16-02867-002

BUILDING CHARACTERISTICS

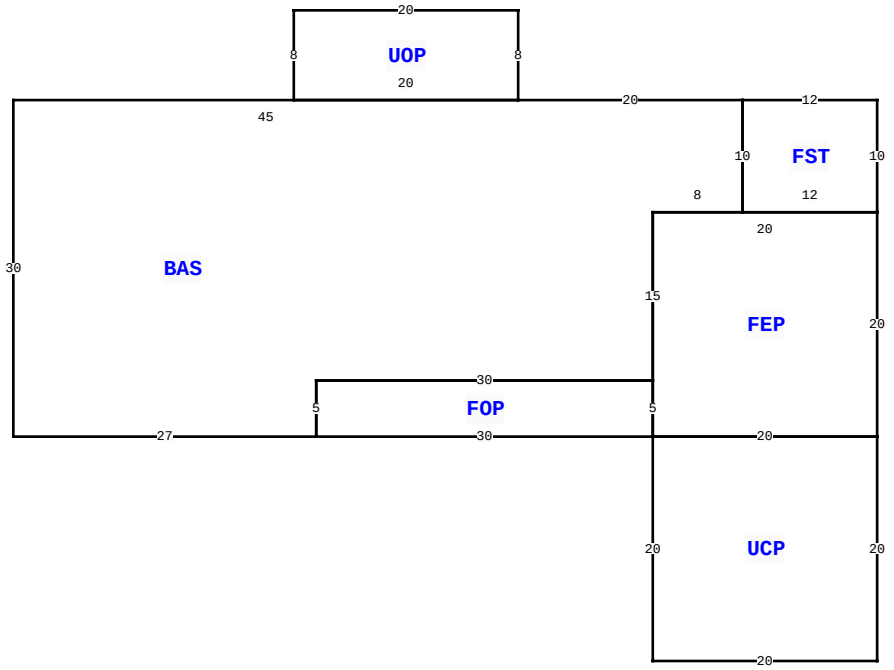
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,640	100		1,640	135,126
FEP	400	80		320	26,366
FOP	150	30		45	3,708
FST	120	55		66	5,438
UCP	400	20		80	6,592
UOP	160	20		32	2,636
TOTALS	2,870			2,183	179,866

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	126.76	276,717	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1640 HX Base Yr 2017



118 SW JUSTIN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	179,866
TOTAL MARKET OB/XF VALUE	4,499
TOTAL LAND VALUE - MARKET	24,500
TOTAL MARKET VALUE	208,865
SOH/AGL Deduction	88,717
ASSESSED VALUE	120,148
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	18,737
TOTAL JUST VALUE	208,865
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						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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	0	0	3	100	100	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
3	0294	SHED WOOD/	0	100	12	24	288.00	UT	14.00	14.00	60	2007	2007	3	60	2,419	
4	0252	LEAN-TO W/	0	100	8	24	192.00	UT	2.50	2.50	100	2007	2007	3	100	480	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,499

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			0.00	0.00	1.00	LT		1.00	1.00	0.70	35,000.00	24,500.00	24,500							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.50 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 11/17/2026 BY SYS