

BEG NE COR OF NW1/4 OF NW1/4, S  
386.62 FT, N 572.57 FT, W 426.29  
FT, E 193 FT, N 209 FT, E 598.30

MARSHBURN FRANK M REVOCABLE TRUST DATED JULY 12, 2  
509 SE PASTURE WAY  
LAKE CITY, FL 32025

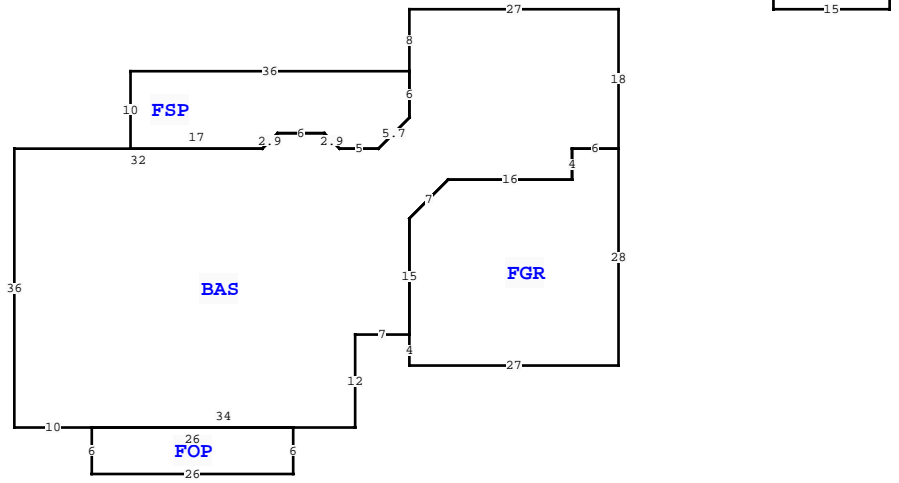
2026

16-4S-17-08380-010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,359	100	
FGR	660	55	
FOP	156	30	
FSP	336	40	
FUS	360	100	
TOTALS	3,871		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2002								
Heated Area: 2719						HX Base Yr 2002					



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		323,054	
TOTAL MARKET OB/XF VALUE		8,096	
TOTAL LAND VALUE - MARKET		149,700	
TOTAL MARKET VALUE		344,253	
SOH/AGL Deduction		111,341	
ASSESSED VALUE		232,912	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		181,501	
TOTAL JUST VALUE		480,850	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18320	SFR	488	05/24/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1200	7/12/2024	WD	U	I	11	100

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W27 S8 FSP= W36 S10 E17 R2 U2 E6 D2 R2 E5 R4 U4 N6\$ S6 D4 L4 W5 L2 U2 W6 D2 L2 W32 S36 E10 FOP= S6 E26 N6 W26\$ E34 N12 E7 FGR= S4 E27 N28 W6 S4 W16 L5 D5 S15\$ N15 U5 R5 E16 N4 E6 N18\$ PTR= E20 FUS= N24 E15 S24 W15\$ W20\$.	

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	25	29	UT	1.50	1.50	100	2001	2001	3	100	1,088	
2	0030	BARN, MT	0	0	30	40	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0040	BARN, POLE	0	100	46	56	UT	3.50	3.50	50	2017	2017	3	50	4,508	
4	0294	SHED WOOD/	0	0	12	40	UT	0.00	0.00	100	0	0	3	100	250	
5	0294	SHED WOOD/	0	0	12	40	UT	0.00	0.00	100	0	0	3	100	250	

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	100					28.94	AC		1.00	1.00	1.00	280.00	280.00	8,103							
3	9910	M	MKT. VAL. AG	100					28.94	AC		1.00	1.00	1.00	5,000.00	5,000.00	144,700							