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

**2027**

**16-4S-17-08380-010**

## BUILDING CHARACTERISTICS

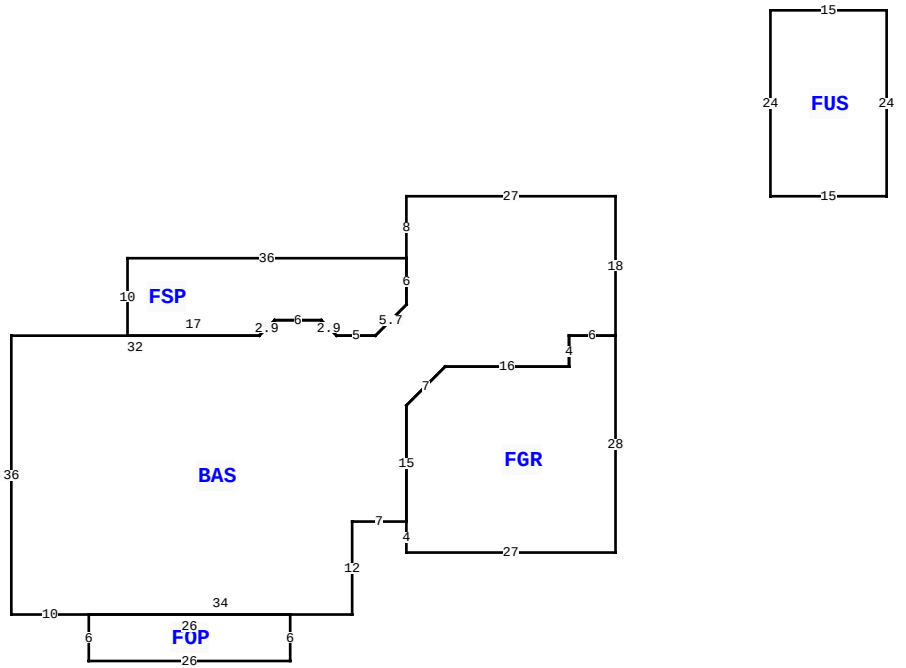
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,359 | 100 | | 2,359 | 229,376 |
| FGR | 660 | 55 | | 363 | 35,296 |
| FOP | 156 | 30 | | 47 | 4,570 |
| FSP | 336 | 40 | | 134 | 13,029 |
| FUS | 360 | 100 | | 360 | 35,004 |
| TOTALS | 3,871 | | | 3,263 | 317,276 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,263 | 116.3127 | 127.94 | 417,468 | 2001 | 2001 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 2719 HX Base Yr 2002




509 SE PASTURE WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 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 | 25 | 29 | 725.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 1,088 | |
| 2 | 0030 | BARN,MT | 0 | 0 | 30 | 40 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 46 | 56 | 2,576.00 | UT | 3.50 | 3.50 | 50 | 2017 | 2017 | 3 | 50 | 4,508 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 40 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 250 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 40 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 250 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 317,276 |
| TOTAL MARKET OB/XF VALUE | 8,096 |
| TOTAL LAND VALUE - MARKET | 149,700 |
| TOTAL MARKET VALUE | 338,475 |
| SOH/AGL Deduction | 98,894 |
| ASSESSED VALUE | 239,581 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 188,170 |
| TOTAL JUST VALUE | 475,072 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 480,850 |

| 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 |
| GRANTOR: MARSHBURN FRANK M | | | | | | |
| GRANTEE: MARSHBURN FRANK M R | | | | | | |
| 1476/1009 | 9/22/2022 | WD | U | I | 11 | 0 |
| GRANTOR: MARSHBURN FRANK M | | | | | | |
| GRANTEE: MARSHBURN FRANK M | | | | | | |

## 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$.

## LAND DESCRIPTION

TOTAL OB/XF 8,096

| 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 | | 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 | | | | | | | |

REVIEW DATE 05/01/2017 BY DF Total Acres: 29.94 Total Land Value: 13,103 Market: 144,700 Agricultural: 8,103 Common: 5,000 PRINTED 11/17/2026 BY SYS