

LOT 5 BLOCK D 242 VILLAGE S/D.
779-1150, 926-3033, WD 1089-2232

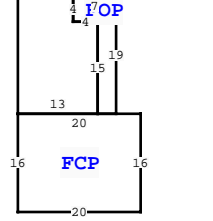
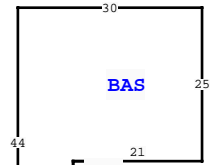
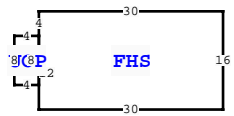
MUSGROVE RAYMOND LAMAR/MUSGROVE TILDA JOHNSON
122 SW MUSKET PL
LAKE CITY, FL 32025

2026

21-4S-17-08640-044
VALUATION SUMMARY PAGE 1 of 1

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 Floor	13	LAM/VNLPLK 80			
Interior Floor	14	CARPET 20			
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 Units	05	CONV 100			
Condition Adj	04	04 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	21417.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100		981	135,526
FCP	320	25		80	11,052
FHS	480	60		288	39,787
FOP	73	30		22	3,039
UOP	32	20		6	829
TOTALS	1,886			1,377	190,233

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,377	137.0512	153.50	211,370	1987	2015	0	0	10.00	90.00	
1 SINGLE FAM			100% - 2022	Heated Area: 1461			HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			190,233
TOTAL MARKET OB/XF VALUE			1,350
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			213,583
SOH/AGL Deduction			32,422
ASSESSED VALUE			181,161
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			129,750
TOTAL JUST VALUE			213,583
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/102	5/08/2026	WD Q	Q	I	01	254,900
GRANTOR: BURNSD RENEE LORD						
GRANTEE: MUSGROVE RAYMOND LA						
1453/2025	12/01/2021	WD Q	Q	I	01	185,000
GRANTOR: NEEDHAM DAMIEN D						
GRANTEE: BURNSD RENEE LORD						

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	150	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	100	2022	2021		100	1,000	

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	200.00	150.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

LAND DESCRIPTION													TOTAL OB/XF											
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1	0100	C	SFR	100		A-1	200.00	150.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							