

BEG SE COR OF NE1/4 OF NE1/4
 RUN W 779.57 FT TO E R/W OF
 I-75, NW ALONG R/W 559.47 FT,

HUESMAN JILL D
 270 SW KYLE WAY
 LAKE CITY, FL 32025

2026

28-5S-17-09424-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 336 TOTAL LAND VALUE - MARKET 116,710 TOTAL MARKET VALUE 14,027 SOH/AGL Deduction 4,836 ASSESSED VALUE 9,191 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,191 TOTAL JUST VALUE 117,046 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 101,131											
																				LAND:3:1: CELLULAR PHONE TOWER LAND:1:1: JOINS 9411-005											
																				PERMIT NUM DESCRIPTION AMT ISSUED 00005549 Co-Location or Ex 30,000 04/23/2026											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1282/1620 9/10/2014 WD U I 11 100 GRANTOR: KEVIN R HUESMAN GRANTEE: JILL HUESMAN 0818/1856 2/23/1996 WD U I 35 160,000 GRANTOR: HATFIELD GRANTEE: HUESMAN											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
TOTALS																															
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 0	12 20	240.00	UT	1.40	1.40	100	1994	1994	3	100	336																	
LAND DESCRIPTION		TOTAL OB/XF										336																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000														
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.61	AC		1.00	1.00	1.00	280.00	280.00	2,691														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.61	AC		1.00	1.00	1.00	11,000.00	11,000.00	105,710														
REVIEW DATE		08/21/2017 BY DF		Total Acres: 10.61		Total Land Value: 13,691		Market: 105,710		Agricultural: 2,691		Common: 11,000		PRINTED 06/22/2026 BY SYS																	