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

2027

28-5S-17-09424-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	4,186
ASSESSED VALUE	9,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,841
TOTAL JUST VALUE	117,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,046

LAND:3:1: CELLULAR PHONE TOWER

LAND:1:1: JOINS 9411-005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055549	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						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	12	20	240.00	UT	1.40	1.40	100	1994	1994	3	100	336	

LAND DESCRIPTION

TOTAL OB/XF 336

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	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 11/16/2026 BY SYS