

252 PLACE UNR PRCL 6: COMM NW CO
 1517.80 FT, E 438.33 FT FOR POB,
 FT, S 981.50 FT TO CURVE, SW ALO

MUSGROVE JASON/MUSGROVE SHELBY
 388 SW HILLCREST ST
 LAKE CITY, FL 32025

2026

32-4S-18-10514-106



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------|--------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|--------------------|----------|-------------|-------------|----------------|-----------------|----------------|--------------------|-----------------------------|------|--|--------|-------------------|----|--------|--|--|--|--|--|--------------------------------|--|--|--|--|--|--|--|--|--|------------|--|--|--|--|--|--|--|--|--|-------------------|--|--|--|--|--|--|--|--|--|----------------|--|--|--|--|--|--|--|--|--|--------|--|--|--|--|--|--|--|--|--|------------|--|--|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 26,200 TOTAL LAND VALUE - MARKET 75,075 TOTAL MARKET VALUE 101,275 SOH/AGL Deduction 0 ASSESSED VALUE 101,275 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 101,275 TOTAL JUST VALUE 101,275 NCON VALUE 26,200 INCOME VALUE PREVIOUS YEAR MKT VALUE 75,075 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DOR CODE 9901 AC/XFOB | | | | | | | | | | | | | | | | | | | | PERMIT NUM 000051914 | | | | | | | | | | DESCRIPTION Storage Building | | | | | | | | | | AMT 15,000 | | | | | | | | | | ISSUED 12/20/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM | | | | | | | | | | | | | | | | | | | | NEIGHBORHOOD/LOC 32418.00 | | | | | | | | | | 1.00/ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | SALES DATA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | OFF RECORD Number | | | | | | | | | | DATE | | | | | | | | | | TYPE INST | | | | | | | | | | Q U | | | | | | | | | | V I | | | | | | | | | | RSN CD | | | | | | | | | | SALE PRICE | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 1497/309 | | | | | | | | | | 8/14/2023 | | | | | | | | | | WD Q | | | | | | | | | | V | | | | | | | | | | 01 | | | | | | | | | | 76,500 | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTOR: GIEBEIG PETER | | | | | | | | | | GRANTEE: MUSGROVE JASON | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | EXTRA FEATURES | | | | | | | | | | 2153 SE EBENEZER RD, LAKE CITY | | | | | | | | | | BLD DATE | | | | | | | | | | LGL DATE | | | | | | | | | | 04/11/2025 MLU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 0040 | BARN, POLE | 0 | 0 | 40 | 60 | | | 2,400.00 | UT | 8.00 | | | | 8.00 | | 19,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | | | 1.00 | UT | 7,000.00 | | | | 7,000.00 | | 7,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL OB/XF 26,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 9901 | C | AC/XFOB | 0 | | | | | 10.01 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 75,075 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 05/09/2025 BY JB Total Acres: 10.01 Total Land Value: 75,075 Market: 0 Agricultural: 0 Common: 75,075 PRINTED 06/08/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |