NE1/4 OF SW1/4 & SW1/4 OF SW1/4
SIDE OF SE1/4 OF SW1/4 & 25 AC O
NW1/4 OF SW1/4, EX 5.16 DESC IN

BAILEY AUBREY W
4044 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

05-5S-17-09122-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

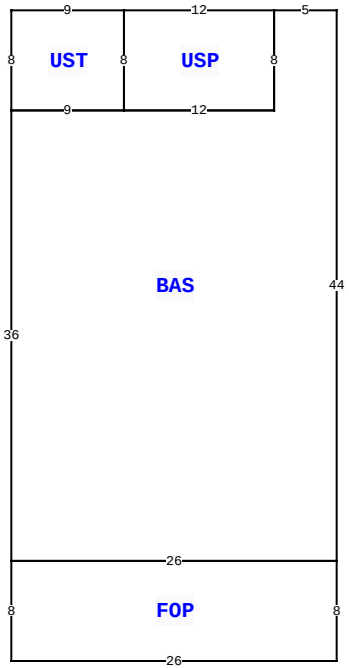
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100		976	24,650
FOP	208	30		62	1,566
USP	96	35		34	859
UST	72	45		32	808
TOTALS	1,352			1,104	27,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,104	41.0040	45.92	50,696	1940	1940	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 976 HX Base Yr



4324 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,883
TOTAL MARKET OB/XF VALUE	29,120
TOTAL LAND VALUE - MARKET	427,455
TOTAL MARKET VALUE	88,288
SOH/AGL Deduction	0
ASSESSED VALUE	88,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,288
TOTAL JUST VALUE	484,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,458

SALE:1:1: WHO'S ADDRESS IS RT 2 BOX 631 LC 32024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048272	Electrical Servic	0	09/26/2023
37264	M H	440	09/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1384/0952	5/09/2019	WD	U	V	11	100
GRANTOR: EUDINE W BAILEY						
GRANTEE: AUBREY W BAILEY						
1300/0116	8/18/2015	TR	U	V	11	100
GRANTOR: EUDINE W BAILEY TRUST						
GRANTEE: WENDELL C BAILEY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 USP= W12 S8 E12 N8$ S8 W12 UST= N8 W9 S8 E9 $ W9 S36
FOP= S8 E26 N8 W26 $ E26 N44$.

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	0021	BARN,FR AE	0	0	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	120	
2	0040	BARN,POLE	0	0	24	25	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0294	SHED WOOD/	0	0	18	18	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0030	BARN,MT	0	0	40	100	4,000.00	UT	12.00	12.00	60	2012	2012	3	60	28,800	

LAND DESCRIPTION

TOTAL OB/XF 29,120

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	88.79	AC		1.00	1.00	1.00	280.00	280.00	24,861							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	5.20	AC		1.00	1.00	1.00	370.00	370.00	1,924							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	93.99	AC		1.00	1.00	1.00	4,500.00	4,500.00	422,955							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 94.99 Total Land Value: 31,285 Market: 422,955 Agricultural: 26,785 Common: 4,500 PRINTED 11/06/2025 BY SYS