COMM AT SW COR OF SEC, RUN E 794
POB,CONT E 462.16 FT TO W R/W TU
N ALONG R/W 388.51 FT TO PT ON C

BAILEY AUBREY DANIEL/BAILEY CHRYSTAL YATES
4402 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

05-5S-17-09122-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

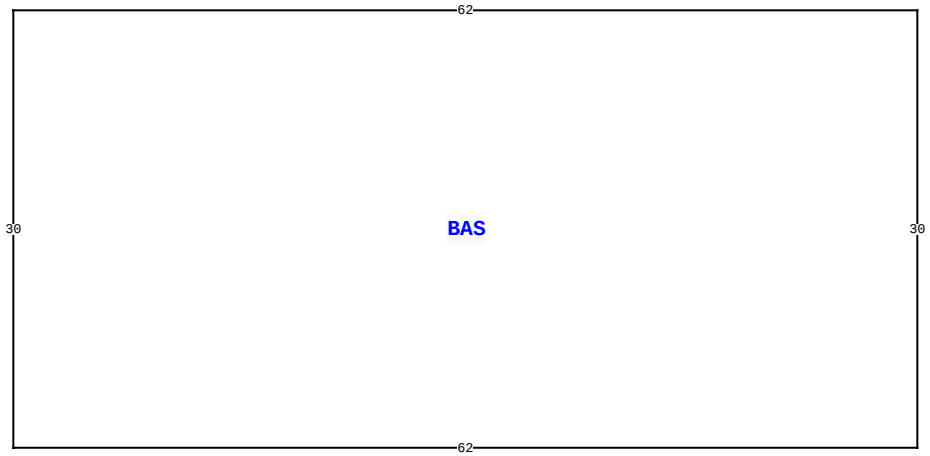
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	171,269
TOTALS	1,860			1,860	171,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.9000	107.07	199,150	2019	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1860 HX Base Yr 2019



4402 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,269
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		146,700
TOTAL MARKET VALUE		192,930
SOH/AGL Deduction		89,242
ASSESSED VALUE		103,688
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,966
TOTAL JUST VALUE		324,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1379/0599	12/04/2018	QC	U	V	11	100
GRANTOR: EUDINE W BAILEY						
GRANTEE: AUBREY DANIEL & CHR						
1300/0116	8/18/2015	TR	U	V	11	100
GRANTOR: EUDINE W BAILEY TRUST						
GRANTEE: WENDELL C BAILEY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S30 E62 N30$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	15.30	AC		1.00	1.00	1.00	370.00	370.00	5,661							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.30	AC		1.00	1.00	1.00	9,000.00	9,000.00	137,700							

REVIEW DATE 03/12/2019 BY JS Total Acres: 16.30 Total Land Value: 14,661 Market: 137,700 Agricultural: 5,661 Common: 9,000 PRINTED 11/06/2025 BY SYS