THE S 546.84 FT OF N1/2 OF SW1/4
658-753, 807-1306, LE 1534-1925,

FORTUNATO CAROLE LYNN
10397 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

05-6S-17-09607-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

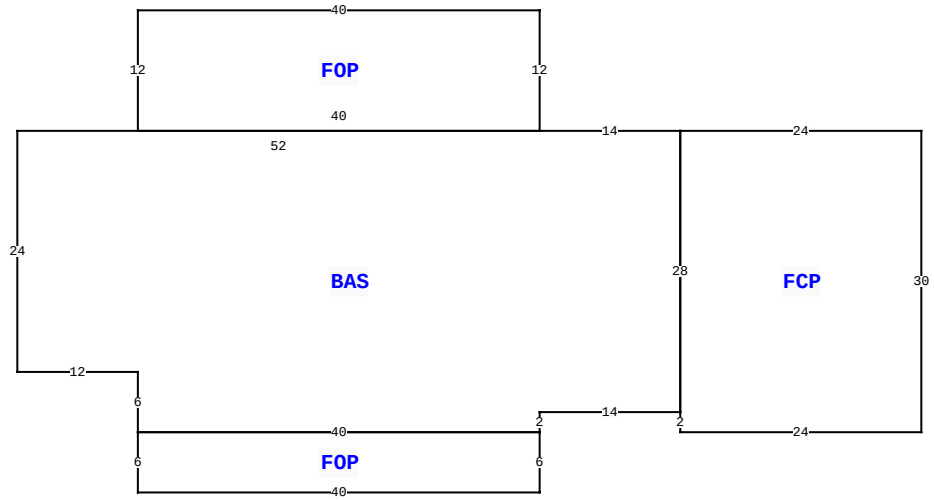
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100		1,880	171,740
FCP	720	25		180	16,443
FOP	240	30		72	6,577
FOP	480	30		144	13,155
TOTALS	3,320			2,276	207,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	125.4792	140.54	319,869	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1880 HX Base Yr 1996



10397 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,915
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		148,500
TOTAL MARKET VALUE		229,475
SOH/AGL Deduction		79,395
ASSESSED VALUE		150,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,358
TOTAL JUST VALUE		364,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37291	MAINT/ALTR	75	10/04/2018
11882	ADDN SFR	65	11/20/1996
10962	PUMP/UTPOL	30	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1925	12/19/2024	LE	U	I	14	100
GRANTOR: FORTUNATO CAROLE LYNN						
GRANTEE: FORTUNATO CAROLE LY						
0807/1306	6/29/1995	WD	Q	I		152,500
GRANTOR: ROBERT G LEININGER						
GRANTEE: CAROLE LYNN FORTUNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N12 W40 S12 E40$ W52 S24 E12 S6 FOP= S6 E40 N6 W40$ E40 N2 E14 FCP= S2 E24 N30 W24 S28 $ N28$.

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	0040	BARN,POLE	0	100	30	40	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0040	BARN,POLE	0	100	30	25	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	100		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	32.00	AC		1.00	1.00	1.00	280.00	280.00	8,960							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	32.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	144,000							

REVIEW DATE 01/10/2019 BY DF Total Acres: 33.00 Total Land Value: 13,460 Market: 144,000 Agricultural: 8,960 Common: 4,500 PRINTED 11/07/2025 BY SYS