

WARNER NATHANEAL MICHAEL
10157 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

05-6S-17-09607-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	31	VINYL SID 100								0100	01	2,526	122.6016	137.31	346,845	1992	1992	0	0	0	35.00	65.00	VALUATION BY								
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM 100% - 2021 Heated Area: 2344 HX Base Yr 2021														STANDARD							
Roof Cover	03	COMP SHNGL 100																						Tax Group: 3 Tax Dist:							
Interior Wall	05	DRYWALL 50																						BUILDING MARKET VALUE 225,449							
Interior Wall	06	CUST PANEL 50																						TOTAL MARKET OB/XF VALUE 42,396							
Interior Floo	13	LAM/VNLPLK 80																						TOTAL LAND VALUE - MARKET 204,840							
Interior Floo	15	HARDTILE 20																						TOTAL MARKET VALUE 472,685							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction 139,837							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE 332,848							
Bedrooms	4	100																						TOTAL EXEMPTION VALUE HX HB 50,722							
Bathrooms	3	100																						BASE TAXABLE VALUE 282,126							
Frame	01	NONE 100																						TOTAL JUST VALUE 472,685							
Stories	1.	1. 100																						NCON VALUE 0							
Architectual	05	CONV 100																						INCOME VALUE							
Units	0	100																						PREVIOUS YEAR MKT VALUE 472,685							
Condition Adj	04	04 100																						SALE:1:1: 39.66 AC @ \$1750/AC. MKT=\$1300/AC.							
Kitchen Adjus	01	01 100																													
Quality	05	05																													
DOR CODE	0100	SINGLE FAMILY																													
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	400	100		400	35,701																										
BAS	1,944	100		1,944	173,505																										
FOP	48	30		14	1,249																										
FSP	420	40		168	14,994																										
TOTALS	2,812			2,526	225,449																										
EXTRA FEATURES										10157 SW TUSTENUGEE AVE, LAKE CITY																					
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														
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000															
2	0030	BARN,MT	0	100	30	40	1,200.00	UT	8.00	8.00	100	1994	1994	3	100	9,600															
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336															
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800															
6	0282	POOL ENCL	0	100	0	0	900.00	UT	15.00	15.00	100	1995	1995	3	40	5,400															
7	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2000	2000	3	100	1,080															
8	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2000	2000	3	100	1,080															
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100															
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600															
LAND DESCRIPTION										TOTAL OB/XF										41,996											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	9,000.00	9,000.00	9,000														
2	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000														
3	9900	C	AC NON-AG	100		A-1	0.00	0.00	20.76	AC		1.00	1.00	1.00	9,000.00	9,000.00	186,840														
REVIEW DATE	10/02/2017	BY	DF	Total Acres: 22.76		Total Land Value: 204,840		Market: 0		Agricultural: 0		Common: 204,840		PRINTED 11/07/2025 BY SYS																	

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