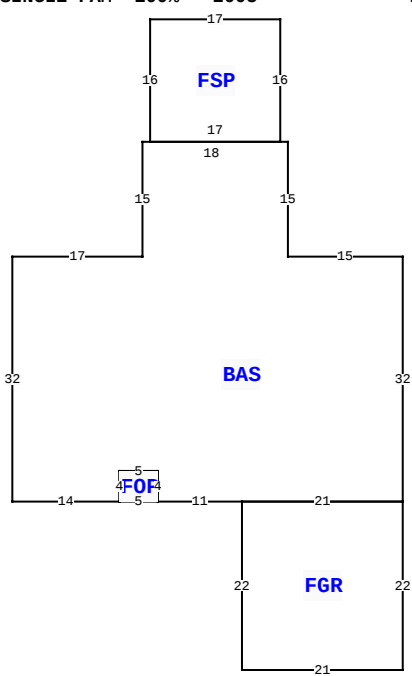


GABBARD JESSICA
10279 SW TUSTENUGGEE RD
LAKE CITY, FL 32024

05-6S-17-09607-004

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	17	MSNRY STUC 100								0100	01	2,266	114.4440	128.18	290,456	1999	1999	0	0	26.00	74.00	VALUATION BY								STANDARD																									
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM 100% - 2005										Heated Area: 1897										HX Base Yr 2005										Tax Group: 3								Tax Dist:							
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										214,937																									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										18,126																									
Interior Floo	14	CARPET 60																		TOTAL LAND VALUE - MARKET										191,070																									
Interior Floo	15	HARDTILE 40																		TOTAL MARKET VALUE										249,907																									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										80,049																									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										169,858																									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB 50,722																									
Bathrooms		2 100																		BASE TAXABLE VALUE										119,136																									
Frame	03	MASONRY 100																		TOTAL JUST VALUE										424,133																									
Stories	1.	1. 100																		NCON VALUE										0																									
Architectual	05	CONV 100								INCOME VALUE																																													
Units		0 100								PREVIOUS YEAR MKT VALUE										427,038																																			
Condition Adj	03	03 100																																																					
Kitchen Adjus	01	01 100																																																					
Quality		05	05																																																				
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	1,897	100		1,897	179,936																																																		
FGR	462	55		254	24,093																																																		
FOP	20	30		6	569																																																		
FSP	272	40		109	10,339																																																		
TOTALS		2,651			2,266	214,937																																																	
EXTRA FEATURES										10279 SW TUSTENUGEE AVE, LAKE CITY										BLD DATE										LGL DATE																									
																				XF DATE										LAND DATE																									
																				INC DATE										AG DATE																									
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	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1999	1999	3	100	1,440																																							
2	0166	CONC, PAVMT	0	100	0	0	583.00	UT	2.00	2.00	100	1999	1999	3	100	1,166																																							
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																							
4	0327	STABLES-SM	0	100	44	48	2,112.00	UT	2.50	2.50	100	2004	2004	3	100	5,280																																							
5	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2004	2004	3	100	1,440																																							
6	0040	BARN, POLE	0	100	0	0	4.00	UT	100.00	100.00	100	2013	2013	3	100	400																																							
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200																																							
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																																							
9	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																																							
10	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																																							
LAND DESCRIPTION										TOTAL OB/XF										17,526																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	AC		1.00	1.00	1.25	9,000.00	11,250.00	11,250																																						
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.98	AC		1.00	1.00	1.00	280.00	280.00	5,594																																						
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.98	AC		1.00	1.00	1.00	9,000.00	9,000.00	179,820																																						
REVIEW DATE		04/05/2023		BY	jerry		Total Acres: 20.98		Total Land Value: 16,844		Market: 179,820		Agricultural: 5,594		Common: 11,250		PRINTED 11/07/2025 BY SYS																																						

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