LOT 1 MELISSA'S SECRET GARDENS S
WD 1047-2351, WD 1294-1829, WD 1

LONG SHANNON/LONG JOHN
9663 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

05-6S-17-09607-101

BUILDING CHARACTERISTICS

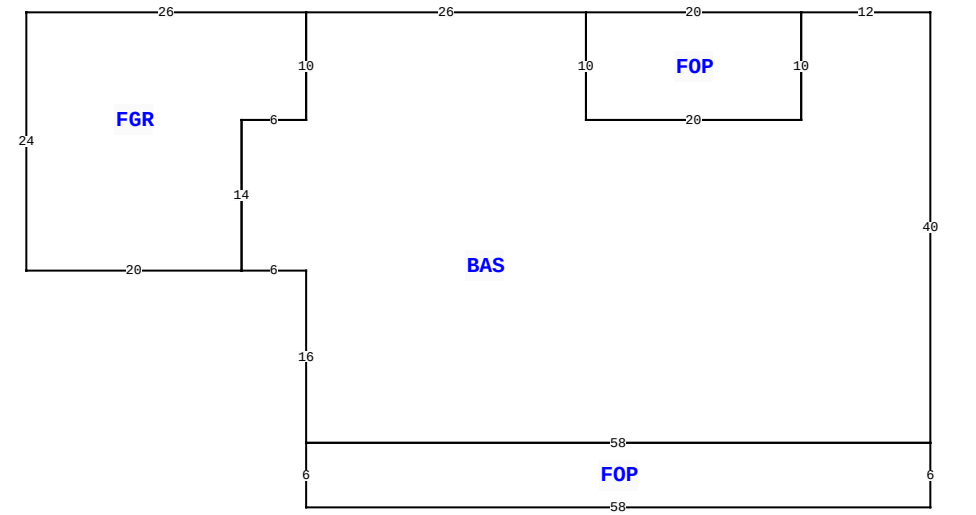
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,204	100		2,204	289,084
FGR	540	55		297	38,955
FOP	200	30		60	7,870
FOP	348	30		104	13,641
TOTALS	3,292			2,665	349,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,665	120.7360	135.22	360,361	2019	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 2204 HX Base Yr 2025



9663 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		349,550
TOTAL MARKET OB/XF VALUE		48,582
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		448,232
SOH/AGL Deduction		86,284
ASSESSED VALUE		361,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,226
TOTAL JUST VALUE		448,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38707	POOL	0	10/08/2019
38707	POOL	0	10/08/2019
37324	SFR	1,126	10/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1594	11/01/2024	WD	Q	I	01	585,000
GRANTOR: VARNON DAVID LAWRENCE						
GRANTEE: LONG SHANNON						
1487/269	3/24/2023	WD	Q	I	01	545,000
GRANTOR: PATTON FAMILY TRUST D						
GRANTEE: VARNON DAVID LAWREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W20 S10 E20 N10$ S10 W20 N10 W26 FGR= W26 S24 E20 N14 E6 N10 $ S10 W6 S14 E6 S16 FOP= S6 E58 N6 W58$ E58 N40$.

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	0031	BARN,MT AE	0	100	24	24	576.00	UT	15.00	15.00	100	2019	2019	3	100	8,640	
2	0060	CARPORT F	0	100	24	35	840.00	UT	10.00	10.00	100	2019	2019	3	100	8,400	
3	0296	SHED METAL	0	100	12	24	288.00	UT	15.00	15.00	100	2019	2019	3	100	4,320	
4	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2019	2019	3	89	24,422	
5	0120	CLFENCE 4	0	100	0	0	100.00	UT	5.50	5.50	100	2019	2019	3	100	550	
6	0166	CONC,PAVMT	0	100	0	0	1,125.00	UT	2.00	2.00	100	2019	2019	3	100	2,250	

LAND DESCRIPTION

TOTAL OB/XF 48,582

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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 11/18/2024 BY TP Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/10/2025 BY SYS