

WILLIAMS GREGORY K
10465 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

05-6S-17-09608-102

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION							TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		19	COMMON BRK 70							0100	01	2,156	116.8398	130.86	282,134	1995	1995	0	0	0	32.25	67.75	VALUATION BY					STANDARD							
Exterior Wall		31	VINYL SID 30							1 SINGLE FAM 100% - 2011 Heated Area: 2094 HX Base Yr 2011														Tax Group: 3					Tax Dist:						
Roof Structur		08	IRREGULAR 100																					BUILDING MARKET VALUE					191,146						
Roof Cover		03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE					4,506						
Interior Wall		05	DRYWALL 100																					TOTAL LAND VALUE - MARKET					50,000						
Interior Floo		14	CARPET 90																					TOTAL MARKET VALUE					245,652						
Interior Floo		08	SHT VINYL 10																					SOH/AGL Deduction					71,962						
Air Condition		03	CENTRAL 100																					ASSESSED VALUE					173,690						
Heating Type		04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE					HX HB VX	55,722					
Bedrooms			3 100																					BASE TAXABLE VALUE					117,968						
Bathrooms			2 100																					TOTAL JUST VALUE					245,652						
Frame Stories		01	NONE 100																					NCON VALUE					0						
Architectual Units		1.	1. 100																					INCOME VALUE											
Condition Adj		05	CONV 100																					PREVIOUS YEAR MKT VALUE					248,671						
Kitchen Adjus		03	0 100																					SALE:1:1: LOT 2 HIDDEN OAKS											
		01	01 100																																
Quality		06	06																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM							MKT AREA			02																									
NEIGHBORHOOD/LOC			5617.0100				1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,094	100		2,094	185,649																														
FOP	8	30		2	178																														
UOP	300	20		60	5,320																														
TOTALS		2,402			2,156	191,146																													
EXTRA FEATURES						10465 SW TUSTENUGGEE AVE, LAKE CITY														BLD DATE						LGL DATE		05/20/2024 MLU							
																				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 CONND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																				
1	0166	CONC, PAVMT	0 100	3 68	204.00	UT	1.50	1.50	100	1995	1995	3	100	306																					
2	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200																					
3	0060	CARPORT F	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200																					
4	0294	SHED WOOD/	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400																					
5	0251	LEAN TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250																					
6	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100																					
7	0020	BARN, FR	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800																					
8	0251	LEAN TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250																					
LAND DESCRIPTION						TOTAL OB/XF 4,506																													
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		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000																		
REVIEW DATE 10/02/2017 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/11/2025 BY SYS																																			