COMM NW COR, RUN S 1225.20 FT, E
R/W OF CR-131, S 662.92 FT FOR P
FT, S 669.92 FT, W 1184.56 FT, T

DORCAS MICHELLE L/DORCAS WAYNE
10011 SW TUSTENUGEE AVE
LAKE CITY, FL 32024

2026

05-6S-17-09612-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

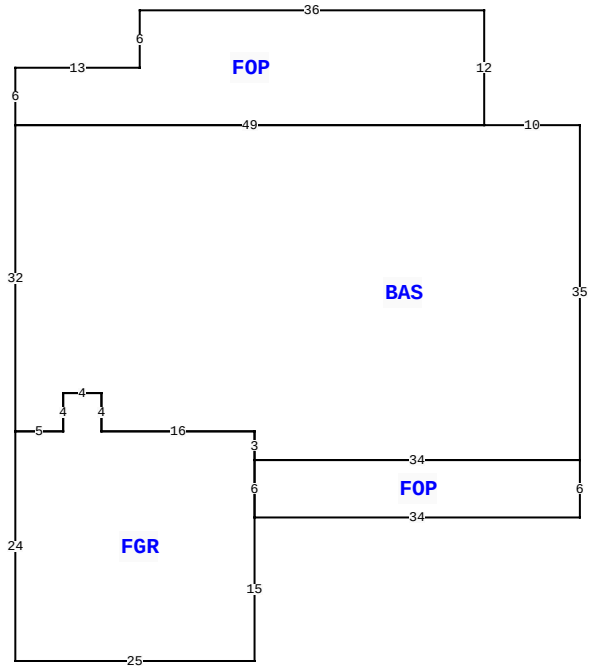
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,974	100		1,974	233,697
FGR	616	55		339	40,133
FOP	204	30		61	7,222
FOP	510	30		153	18,113
TOTALS	3,304			2,527	299,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,527	110.1030	123.32	311,630	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1974 HX Base Yr 2022



10011 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		299,165
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		110,700
TOTAL MARKET VALUE		353,865
SOH/AGL Deduction		70,378
ASSESSED VALUE		283,487
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,765
TOTAL JUST VALUE		411,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41246	SFR		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1486	1/05/2021	WD	U	V	30	100
GRANTOR: DORCAS WAYNE L &						
GRANTEE: DORCAS MICHELLE L						
1413/1066	6/10/2020	WD	Q	V	01	122,000
GRANTOR: ARNOLD J & DELLA CABE						
GRANTEE: WAYNE L DORCAS & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=30,-20] W10 W49 S32 E5 N4 E4 S4 E16 S3 E34 N35 $
FGR=[ORIG=-4,12] W16 N4 W4 S4 W5 S24 E25 N15 N6 N3 $
FOP=[ORIG=20,-20] N12 W36 S6 W13 S6 E49 $
FOP=[ORIG=-4,15] E34 S6 W34 N6 $
.

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	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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					8.45	AC		1.00	1.00	1.00	6,000.00	6,000.00	50,700							
2	6200	A	PASTURE 3	0					10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	9910	M	MKT.VAL.AG	0					10.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	60,000							

REVIEW DATE 12/02/2021 BY HC Total Acres: 18.45 Total Land Value: 53,500 Market: 60,000 Agricultural: 2,800 Common: 50,700 PRINTED 11/12/2025 BY SYS