COMM NW COR OF SW1/4 OF NE1/4, R
246 FT, E 444 FT FOR POB, CONT E
196 FT, W 222 FT, N 196 FT TO PO

GLENN STEPHEN REVOCABLE FAMILY TRUST DATED JULY 19
185 SW ARROWHEAD RD
LAKE CITY, FL 32024

2026

06-5S-17-09135-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

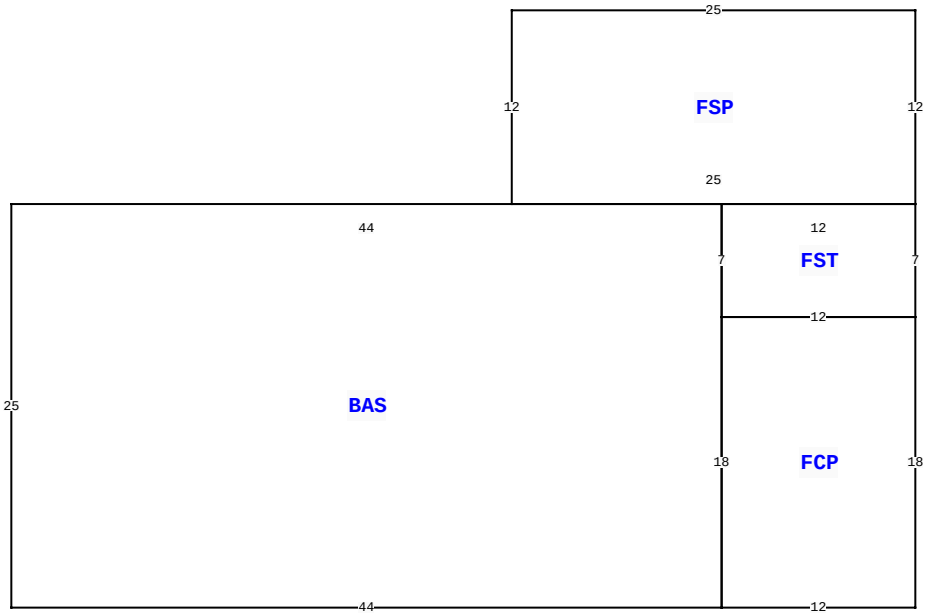
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	102,102
FCP	216	25		54	5,012
FSP	300	40		120	11,138
FST	84	55		46	4,270
TOTALS	1,700			1,320	122,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,320	127.5000	142.80	188,496	1972	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1100 HX Base Yr



204 SW TINA GLN, 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	122,522
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	143,322
SOH/AGL Deduction	0
ASSESSED VALUE	143,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,322
TOTAL JUST VALUE	143,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22317	POOL ENCL	90	09/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/2104	8/07/2024	WD	Q	I	01	170,000
GRANTOR: TUSSLER KYLE W						
GRANTEE: GLENN STEPHEN REVOC						
1381/0376	3/22/2019	WD	Q	I	01	88,000
GRANTOR: INEZ JULIAN						
GRANTEE: KYLE W TUSSLER & CE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S25 E44 FCP= E12 N18 W12 S18$ N18 FST= E12 N7 FSP= N12 W25 S12 E25 $ W12 S7$ N7$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 11/19/2024 BY TP Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 09/19/2025 BY SYS