COMM NE COR, RUN W 40 FT TO W R/
FOR POB, CONT W 1283.46 FT, S 72
E 1284.30 FT TO W R/W CR-131, N

BRINGGER RICHARD D/BRINGGER WILMA J
9764 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

06-6S-17-09613-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

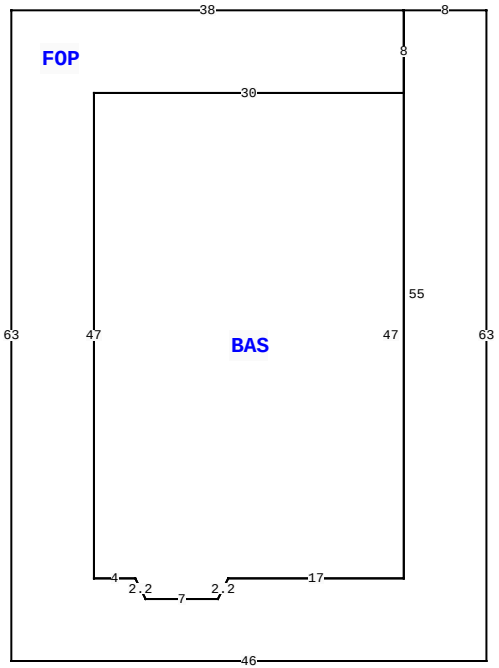
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100		1,426	182,996
FOP	1,472	30		442	56,721
TOTALS	2,898			1,868	239,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	148.8000	166.66	311,321	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2017 Heated Area: 1426 HX Base Yr 2017



9764 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		307,265
TOTAL MARKET OB/XF VALUE		17,640
TOTAL LAND VALUE - MARKET		80,460
TOTAL MARKET VALUE		352,741
SOH/AGL Deduction		102,553
ASSESSED VALUE		250,188
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,466
TOTAL JUST VALUE		405,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35375	M H	468	06/01/2017
34911	M H	662	02/06/2017
19110	SFR	254	01/11/2002
18862	PUMP/UTPOL	30	10/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/1506	9/01/2015	WD	Q	I	01	260,000
GRANTOR: WILLIAM L GUERRY						
GRANTEE: RICHARD D & WILMA J						
1278/0991	6/19/2014	WD	U	V	11	100
GRANTOR: SYLVIA DOUGLAS						
GRANTEE: WILLIAM L GUERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S47 E4 D2 R1 E7 R1 U2 E17 N47$ FOP= N8 W38 S63 E46 N63 W8 S55 W17 D2 L1 W7 L1 U2 W4 N47 E30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	100	2,000	
2	0040	BARN,POLE	0	100	48	48	2,304.00	UT	3.00	3.00	100	2008	2008	3	100	6,912	
3	0166	CONC,PAVMT	0	100	24	48	1,152.00	UT	3.00	3.00	50	2008	2008	3	50	1,728	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,640

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	3.21	AC		1.00	1.00	1.00	6,000.00	6,000.00	19,260							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.20	AC		1.00	1.00	1.00	280.00	280.00	2,576							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.20	AC		1.00	1.00	1.00	6,000.00	6,000.00	55,200							
4	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 10/04/2017 BY DF Total Acres: 13.41 Total Land Value: 27,836 Market: 55,200 Agricultural: 2,576 Common: 25,260 PRINTED 11/12/2025 BY SYS

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E 1284.30 FT TO W R/W CR-131, N

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LAKE CITY, FL 32024

2026

06-6S-17-09613-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

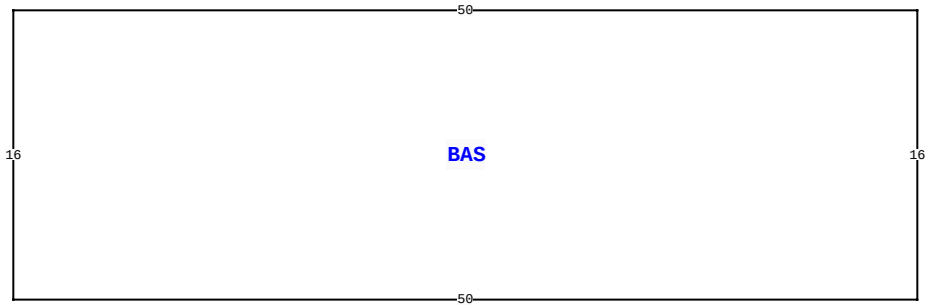
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	67,548
TOTALS	800			800	67,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	800	113.7000	106.88	85,504	2015	2015	0	0	0	21.00	79.00

2 MANUF 1 0% - 2017 Heated Area: 800 HX Base Yr 2017



9764 SW TUSTENUGGEE AVE, LAKE CITY

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SALES DATA

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1278/0991	6/19/2014	WD	U	V	11	100
GRANTOR: SYLVIA DOUGLAS						
GRANTEE: WILLIAM L GUERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S16 E50 N16$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/04/2017 BY DF Total Acres: 13.41 Total Land Value: 27,836 Market: 55,200 Agricultural: 2,576 Common: 25,260 PRINTED 11/12/2025 BY SYS