THE S 20 AC OF SE1/4 OF NE1/4, E
ORB 795-692 & EX 10.01 AC DESC L

FEAGLE WINNIE NELL
10150 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

06-6S-17-09615-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

10150 SW TUSTENUGGEE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	69,000
TOTAL MARKET VALUE	1,932
SOH/AGL Deduction	0
ASSESSED VALUE	1,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,932
TOTAL JUST VALUE	69,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1464/528	4/12/2022	LE	U	V	14	0

GRANTOR: FEAGLE WINNIE N AKA W

GRANTEE: FEAGLE WINNIE NELL

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.90	AC		1.00	1.00	1.00	280.00	280.00	1,932							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.90	AC		1.00	1.00	1.00	10,000.00	10,000.00	69,000							

REVIEW DATE 05/20/2024 BY MLU Total Acres: 6.90 Total Land Value: 1,932 Market: 69,000 Agricultural: 1,932 Common: 0 PRINTED 11/19/2025 BY SYS