NW1/4 OF NW1/4 & W1/2 OF NE1/4 O
DESC IN ORB 1057-1486.

JONES WANDA B
3037 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

08-5S-17-09159-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

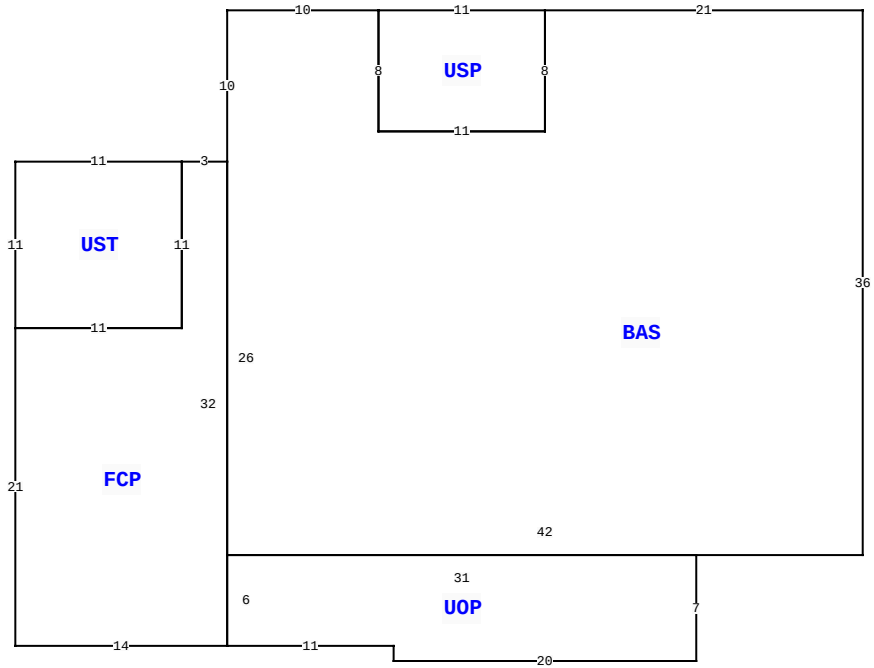
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100		1,424	30,836
FCP	327	25		82	1,776
UOP	206	20		41	888
USP	88	35		31	671
UST	121	45		54	1,169
TOTALS	2,166			1,632	35,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,632	55.2420	61.87	100,972	1956	1956	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2024 Heated Area: 1424 HX Base Yr



4738 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,340
TOTAL MARKET OB/XF VALUE	1,101
TOTAL LAND VALUE - MARKET	261,000
TOTAL MARKET VALUE	59,601
SOH/AGL Deduction	865
ASSESSED VALUE	58,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,736
TOTAL JUST VALUE	297,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32799	REMODEL	30	03/23/2015
21090	M H	125	09/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1384/0961	5/09/2019	LE	U	I	14	100

GRANTOR: EUDINE W BAILEY (LIFE
GRANTEE: WANDA B JONES (RMDR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 USP= W11 S8 E11 N8$ S8 W11 N8 W10 S10 FCP= W3 UST= W11 S11 E11 N11$ S11 W11 S21 E14 N32$ S26 UOP= S6E11 S1 E20 N7 W31$ E42 N36$.

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	0040	BARN,POLE	0	0	19	21	399.00	UT	0.45	0.45	100	0	0	3	100	180	
2	0040	BARN,POLE	0	0	21	34	714.00	UT	0.45	0.45	100	0	0	3	100	321	
3	0020	BARN,FR	0	0	20	50	1,000.00	UT	0.60	0.60	100	0	0	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,101

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	370.00	370.00	11,100							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	280.00	280.00	7,560							
3	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	57.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	256,500							

REVIEW DATE 07/26/2017 BY BC Total Acres: 58.00 Total Land Value: 23,160 Market: 256,500 Agricultural: 18,660 Common: 4,500 PRINTED 10/03/2025 BY SYS