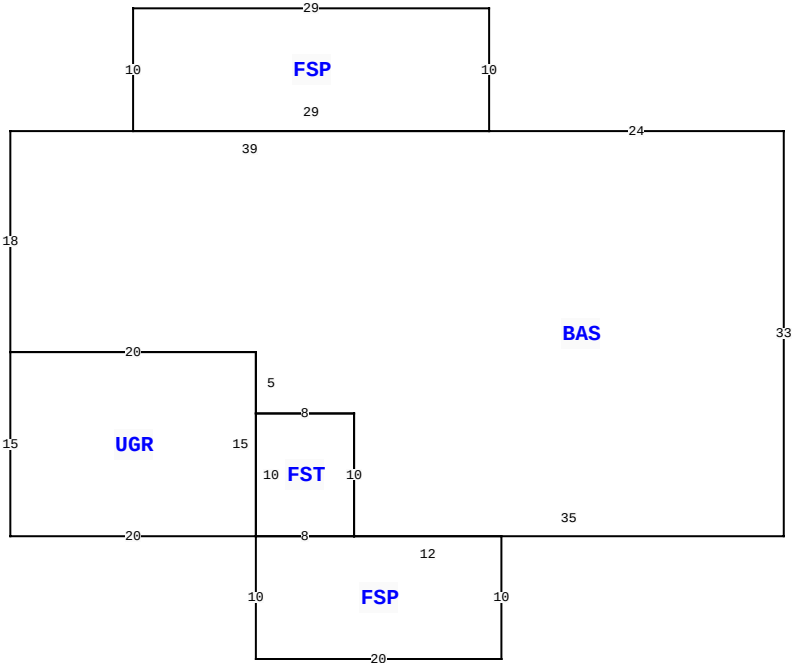


DICKS ROOSEVELT LIVING TRUST
5797 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 1		3																	
Exterior Wall		19	COMMON BRK 100							0100	01	2,074		114.9450		128.74		267,007		1982	0		FNCT	0		NORM	35.00		65.00		VALUATION BY		STANDARD						
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 0										Heated Area: 1699										HX Base Yr									
Roof Cover		12	MODULAR MT 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		14	CARPET 90																																				
Interior Floo		06	VINYL ASB 10																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			3 100																																				
Bathrooms			2 100																																				
Frame		01	NONE 100																																				
Stories		1.	1. 100																																				
Architectual		05	CONV 100																																				
Units			0 100																																				
Condition Adj		03	100																																				
Kitchen Adjus		01	100																																				
Quality		05	05																																				
DOR CODE		5000IMPROVED AG																																					
MAP NUM									MKT AREA							02																							
NEIGHBORHOOD/LOC		17517.00							1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,699	100		1,699	142,174																																		
FSP	200	40		80	6,694																																		
FSP	290	40		116	9,707																																		
FST	80	55		44	3,682																																		
UGR	300	45		135	11,297																																		
TOTALS		2,569			2,074	173,555																																	
EXTRA FEATURES										5797 SW TUSTENUGGEE AVE, LAKE CITY										BLD DATE				LGL DATE		04/10/2025		MLU											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
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																	
1	0190	FPLC PF		0	100	0	0	1.00		UT	1,200.00		1,200.00		100	0	0	3	100	1,200																			
2	0040	BARN,POLE		0	0	0	0	1.00		UT	0.00		0.00		100	0	0	3	100	300																			
3	0030	BARN,MT		0	0	0	0	1.00		UT	0.00		0.00		100	0	0	3	100	500																			
4	0252	LEAN-TO W/		0	100	10	30	300.00		UT	2.00		2.00		100	1993	1993	3	100	600																			
5	0040	BARN,POLE		0	100	20	60	1,200.00		UT	2.50		2.50		100	1993	1993	3	100	3,000																			
6	0040	BARN,POLE		0	100	20	40	1,200.00		UT	8.00		8.00		100	1993	1993	3	100	9,600																			
7	0030	BARN,MT		0	0	20	30	600.00		UT	10.00		10.00		100	1993	1993	3	100	6,000																			
8	0252	LEAN-TO W/		0	100	10	30	300.00		UT	2.00		2.00		100	1993	1993	3	100	600																			
LAND DESCRIPTION										TOTAL OB/XF										21,800																			
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														
1	5200	A	CROPLAND 2		0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	370.00	370.00	29,600																					
2	0100	C	SFR		100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500																					
3	5997	A	RIVERS/BAYS/		0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	25.00	25.00	375																					
4	6200	A	PASTURE 3		0		A-1	0.00	0.00	64.00	AC		1.00	1.00	1.00	280.00	280.00	17,920																					
5	9910	M	MKT. VAL. AG		0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	715,500																					
REVIEW DATE		07/28/2020		BY	BC	Total Acres: 160.00		Total Land Value: 52,395		Market: 715,500		Agricultural: 47,895		Common: 4,500		PRINTED 11/18/2025 BY SYS																							