BEG NW COR OF NE1/4 OF NW1/4,
RUN E 337.5 FT, S 695 FT, W
695 FT, N 695 FT TO N LINE OF

WARNER CABLE
PROPERTY TAX DEPARTMENT, ONE COMCAST CENTER 32ND FLOO
PHILADELPHIA, PA 19103-2838

2025

20-4S-17-08579-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

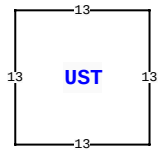
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.00	1.00/

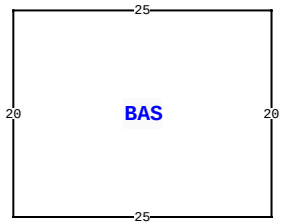
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100		500	9,230
UST	169	40		68	1,256
TOTALS	669			568	10,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	568	99.7920	36.92	20,971	1991	1991	0	0	0	50.00	50.00

1 C B MISC – 0% - 0 Heated Area: 500 HX Base Yr





444 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: 2	Tax Dist:
BUILDING MARKET VALUE	28,441
TOTAL MARKET OB/XF VALUE	1,575
TOTAL LAND VALUE - MARKET	77,560
TOTAL MARKET VALUE	107,576
SOH/AGL Deduction	2,263
ASSESSED VALUE	105,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,313
TOTAL JUST VALUE	107,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21600	ADDN COMM	268	03/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S20 E25 N20$ PTR= N30UST= N13 W13 S13 E13$ S30$.

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	0140	CLFENCE 6	0	0	0	0	450.00	UT	3.50	3.50	100	1993	1993	3	100	1,575	

LAND DESCRIPTION

TOTAL OB/XF 1,575

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	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9100	C	UTILITY	0		A-1	0.00	0.00	10.08	AC		1.00	1.00	1.00	7,000.00	7,000.00	70,560							

REVIEW DATE 05/15/2017 BY BC Total Acres: 11.08 Total Land Value: 77,560 Market: 0 Agricultural: 0 Common: 77,560 PRINTED 06/24/2025 BY SYS

BEG NW COR OF NE1/4 OF NW1/4,
RUN E 337.5 FT, S 695 FT, W
695 FT, N 695 FT TO N LINE OF

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PROPERTY TAX DEPARTMENT, ONE COMCAST CENTER 32ND FLOO
PHILADELPHIA, PA 19103-2838

2025

20-4S-17-08579-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

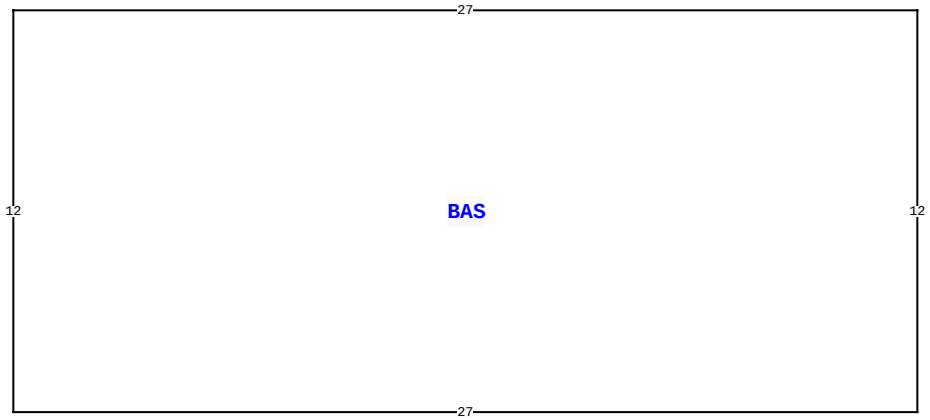
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	17,955
TOTALS	324			324	17,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	06	324	128.5200	71.97	23,318	2004	2004	0	0	0	23.00	77.00

2 EXCEP STOR – 0% - 0 Heated Area: 324 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S12 E27 N12$.

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 05/15/2017 BY BC Total Acres: 11.08 Total Land Value: 77,560 Market: 0 Agricultural: 0 Common: 77,560 PRINTED 06/24/2025 BY SYS