

COMM NW COR OF NW1/4 OF NE1/4, R
E R/W OF CR-131 FOR POB, RUN S 1
FT, N 153.04 FT TO N LINE SEC, C

CRNKOVICH STEVEN J
439 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2025

20-4S-17-08583-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VILE 20
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	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	20417.00	1.00/

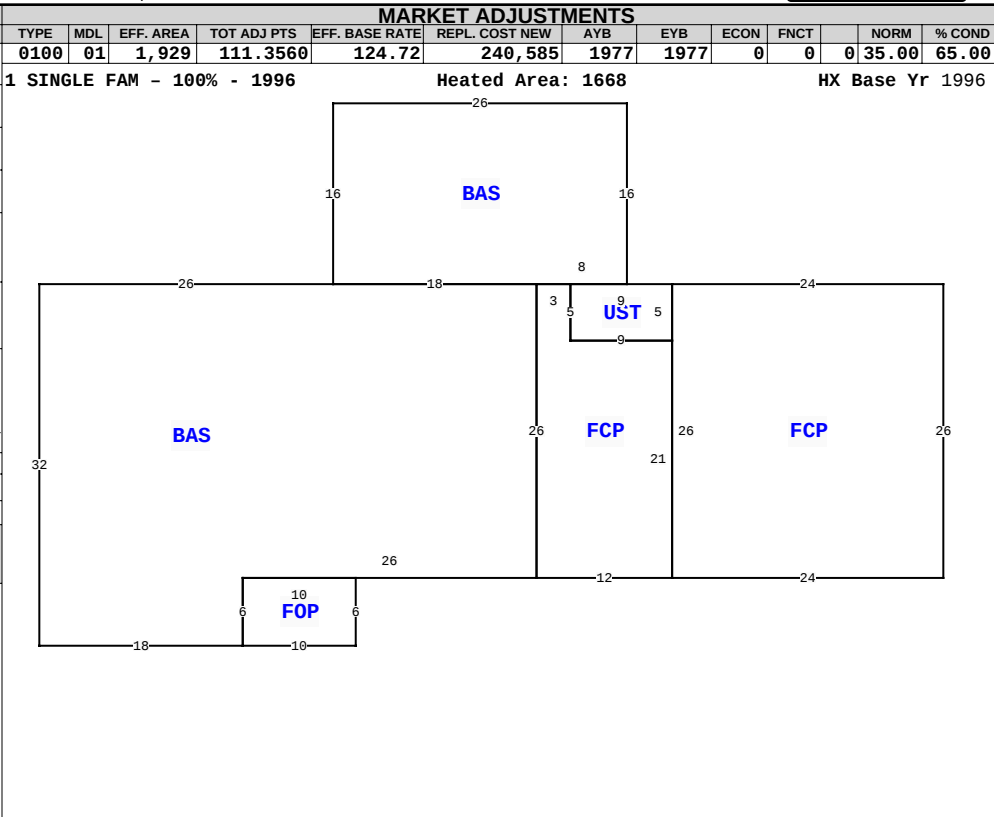
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100		416	33,725
BAS	1,252	100		1,252	101,497
FCP	267	25		67	5,431
FCP	624	25		156	12,646
FOP	60	30		18	1,459
UST	45	45		20	1,621

TOTALS	2,664			1,929	156,380
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	10	48	480.00	UT	2.00	2.00
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
3	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

REVIEW DATE	05/19/2017	BY	BC
-------------	------------	----	----



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0 100	10	48	480.00	UT	2.00	2.00	100	2004	2004	3	100	960	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

TOTAL OB/XF										1,560						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00

Total Acres:	1.00	Total Land Value:	15,000	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				156,380	
TOTAL MARKET OB/XF VALUE				1,560	
TOTAL LAND VALUE - MARKET				15,000	
TOTAL MARKET VALUE				172,940	
SOH/AGL Deduction				82,364	
ASSESSED VALUE				90,576	
TOTAL EXEMPTION VALUE		HX HB WR		55,722	
BASE TAXABLE VALUE				34,854	
TOTAL JUST VALUE				172,940	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				163,160	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21763	ADDN SFR	120	04/21/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0800/1098	1/13/1995	WD	U	I	35
GRANTOR: MARC & ANITA TENNBOE					SALE PRICE
GRANTEE: STEVEN J & BARBARA					43,000
0689/0080	6/15/1989	WD	U	V	
GRANTOR: EMPIRE OF AMERICA					28,500
GRANTEE: TENNEBOE					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W26 S32 E18 FOP= E10 N6 W10 S6\$ N6 E26 FCP= E12 FCP= E24 N26 W24 S26\$ N21 UST= N5 W9 S5 E9\$ W9 N5 W3 S26\$ N26 BAS= E8 N16 W26 S16 E18\$ W18\$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common:	15,000	PRINTED 06/20/2025 BY SYS
---------	--------	---------------------------