COMM SE COR OF NE1/4 OF NE1/4,
RUN W 1416.88 FT FOR POB, CONT
W 1208.47 FT TO E R/W CR-131,

CAMIEL DE CARLOS
659 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

20-4S-17-08583-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

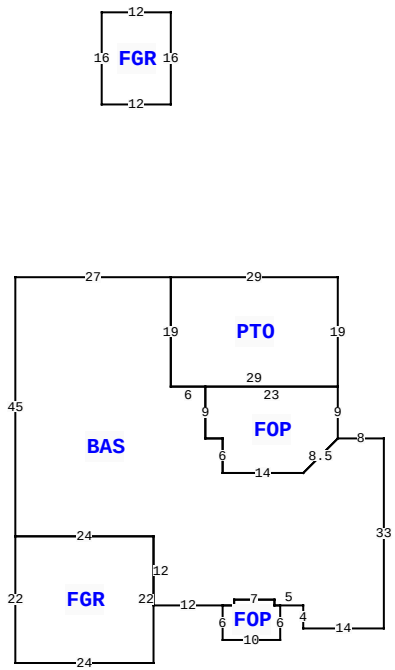
NEIGHBORHOOD/LOC 20417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100		2,325	237,340
FGR	192	55		106	10,821
FGR	528	55		290	29,604
FOP	67	30		20	2,042
FOP	309	30		93	9,494
PTO	551	5		28	2,859
TOTALS	3,972			2,862	292,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,862	111.1500	124.49	356,290	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 2325 HX Base Yr 2008



659 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,158
TOTAL MARKET OB/XF VALUE		4,853
TOTAL LAND VALUE - MARKET		67,568
TOTAL MARKET VALUE		364,579
SOH/AGL Deduction		120,167
ASSESSED VALUE		244,412
TOTAL EXEMPTION VALUE	HX HB VX 13	244,412
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		364,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,142

SALE:2:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13095	SFR	385	09/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0809/1941	8/26/1995	QC	Q	V	01	4,500

GRANTOR: JO ANNE GEORGE

GRANTEE: DECARLOS CAMIEL

0771/1900	3/03/1993	PR	U	V	12	35,000

GRANTOR: KARGULA-HATCHER

GRANTEE: DE CARLOS CAMIEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S45 FGR= S22 E24 N22 W24$ E24 S12 E12 FOP= S6 E10 N6 W1 N1 W7 S1 W2$ E2 N1 E7 S1 E5 S4 E14 N33 W8 FOP= N9 PTO= N19 W29 S19 E29$ W23 S9 E3 S6 E14 R6 U6 $ D6 L6 W14 N6 W3 N9 W6 N19$ PTR= N30 FGR= N16 W12 S16 E12$ 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	951.00	UT	3.00	3.00	100	2007	2007	3	100	2,853	

LAND DESCRIPTION

TOTAL OB/XF 4,853

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	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.90	7,500.00	6,750.00	67,568							

REVIEW DATE 05/17/2017 BY BC Total Acres: 10.01 Total Land Value: 67,568 Market: 0 Agricultural: 0 Common: 67,568 PRINTED 11/17/2025 BY SYS