

MCCRAY DUSTIN W
581 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

20-4S-17-08583-021

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

03

HARDIE BRD 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

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Architectual

05

CONV 100

Units

0 100

TOTALS

2,424

1,673

173,143

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

1,380

100

1,380

142,820

FCP

400

25

100

10,349

FOP

276

30

83

8,590

FOP

368

30

110

11,384

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,673

111.3280

124.69

208,606

2008

2008

0

0

17.00

83.00

1 SINGLE FAM

100% - 2009

Heated Area: 1380

HX Base Yr 2009

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025

MLU

581 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025

MLU

EXTRA FEATURES

581 SW TUSTENUGGEE AVE, LAKE CITY

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

0

0

520.00

UT

3.00

3.00

100

2008

2008

3

100

1,560

2

0294

SHED WOOD/

0 100

0

0

1.00

UT

0.00

0.00

100

2012

2012

3

100

500

LAND DESCRIPTION

TOTAL OB/XF

2,060

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

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

0100

C

SFR

100

A-1

0.00

0.00

1.11

AC

1.00

1.00

1.00

14,000.00

14,000.00

15,540

REVIEW DATE

05/17/2017

BY

BC

Total Acres: 1.11

Total Land Value: 15,540

Market: 0

Agricultural: 0

Common: 15,540

PRINTED 11/17/2025 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

173,143

TOTAL MARKET OB/XF VALUE

2,060

TOTAL LAND VALUE - MARKET

15,540

TOTAL MARKET VALUE

190,743

SOH/AGL Deduction

63,195

ASSESSED VALUE

127,548

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

76,826

TOTAL JUST VALUE

190,743

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

192,829

LAND:2:1: AREA SUBJECT TO FLOODING

PERMIT NUM

DESCRIPTION

AMT

ISSUED

26662

SFR

433

01/24/2008

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

1139/0520

12/26/2007

WD Q

Q V

06

100

GRANTOR:MICHAEL T & SANDRA M

GRANTEE:DUSTIN W MCCRAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 FOP= N8 W46 S8 E46\$ W46 S30 FOP= S6 E46 N6 W46\$ E46
FCP= E20 N20 W20 S20\$ N20\$.