BEG SW COR OF NW1/4 OF SE1/4,
RUN W 16.07 FT TO E R/W OF
CR-131, RUN N ALONG R/W

WHITE ROBERT D JR
1181 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

20-4S-17-08585-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

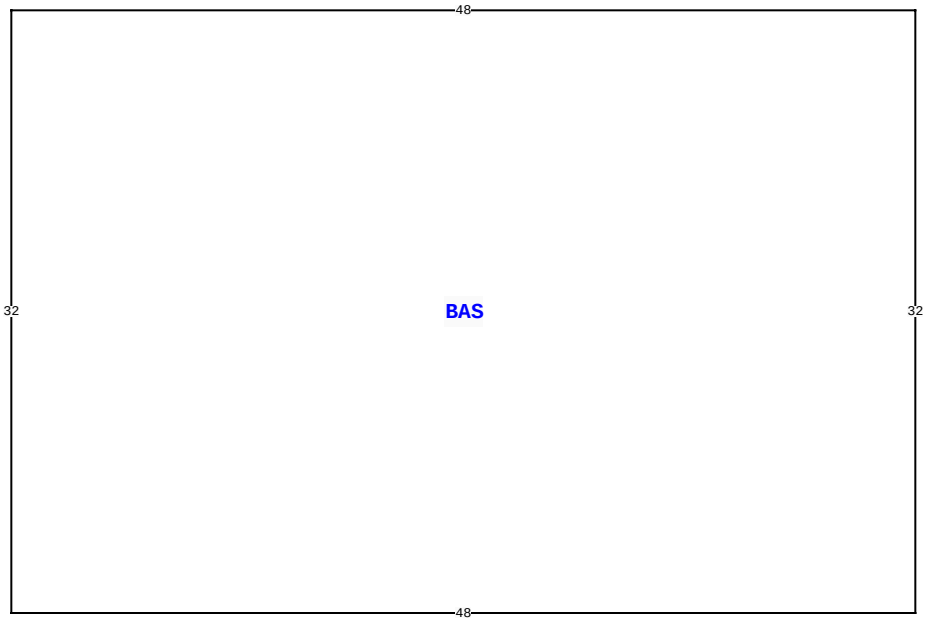
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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		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	1,536	100		1,536	126,307
TOTALS	1,536			1,536	126,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,536	112.9590	126.51	194,319	1964	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1536 HX Base Yr 2017



1181 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		126,307
TOTAL MARKET OB/XF VALUE		12,732
TOTAL LAND VALUE - MARKET		14,560
TOTAL MARKET VALUE		153,599
SOH/AGL Deduction		40,776
ASSESSED VALUE		112,823
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,101
TOTAL JUST VALUE		153,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,599

SALE:3:1: PAID TOO MUCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/0356	8/26/2016	WD	Q	I	01	114,500
GRANTOR: SHANE T MILTON						
GRANTEE: ROBERT D WHITE JR						
1073/0352	10/12/2005	WD	Q	I		125,500
GRANTOR: DANIEL D UPHAUS						
GRANTEE: SHANE T MILTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S32 E48 N32$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0166	CONC,PAVMT	0	100	20	46	920.00	UT	2.25	2.25	100	2009	2009	3	100	2,070	
3	0080	DECKING	0	100	12	16	192.00	UT	6.50	6.50	100	2009	2009	3	100	1,248	
4	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	10.00	100	2009	2009	3	100	2,400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
6	0080	DECKING	0	100	10	10	100.00	UT	6.50	6.50	100	2009	2009	3	100	650	
7	0260	PAVEMENT-A	0	100	23	48	2,472.00	UT	1.30	1.30	100	2009	2009	3	100	3,214	
8	0060	CARPORT F	0	100	20	30	600.00	UT	3.50	3.50	100	2017	2017	3	100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 12,732

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	1.04	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,560							

REVIEW DATE 05/18/2017 BY BC Total Acres: 1.04 Total Land Value: 14,560 Market: 0 Agricultural: 0 Common: 14,560 PRINTED 11/17/2025 BY SYS