COMM NW COR OF SE1/4, RUN S 337.
CR-131, S ALONG R/W 508.51 FT FO
286.19 FT, E 222.32 FT, S 200.06

CROSBY ROBERT WAYNE/CROSBY SYLVIA BOSARGE
1101 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

20-4S-17-08585-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

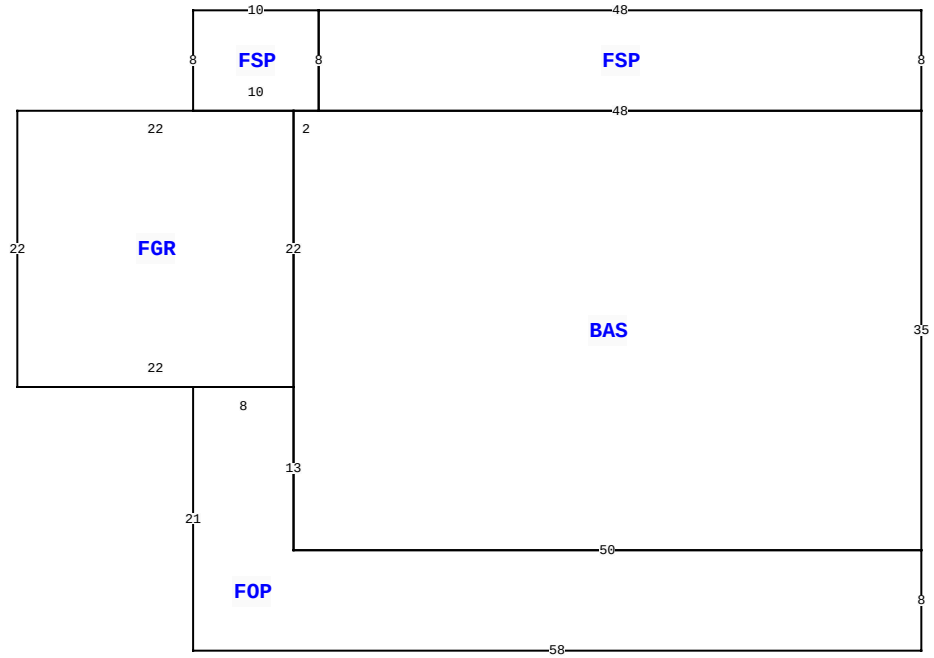
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,750	100		1,750	186,227
FGR	484	55		266	28,306
FOP	568	30		170	18,090
FSP	80	40		32	3,406
FSP	384	40		154	16,388
TOTALS	3,266			2,372	252,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	125.0172	140.02	332,127	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2023 Heated Area: 1750 HX Base Yr 2023



1101 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,417
TOTAL MARKET OB/XF VALUE		25,250
TOTAL LAND VALUE - MARKET		25,935
TOTAL MARKET VALUE		303,602
SOH/AGL Deduction		171,273
ASSESSED VALUE		132,329
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,607
TOTAL JUST VALUE		303,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046309	Roof Replacement	16,625	01/19/2023
20107	POOL	125	11/04/2002
18559	SFR	220	07/31/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1479/639	11/15/2022	WD	U	I	12	312,000
GRANTOR: REO 2021-NR4 LLC						
GRANTEE: CROSBY ROBERT WAYNE						
1479/532	11/15/2022	QC	U	I	11	100
GRANTOR: TIMES SQUARE REO LLC						
GRANTEE: REO 2021-NR4 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N35 FSP= N8 W48 S8 E48 $ W48 FSP= N8 W10 S8 E10$ W2 FGR= W22 S22 E22 N22$ S22 FOP= W8 S21 E58 N8 W50 N13$ S13 E50$.

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	0166	CONC,PAVMT	0	100	0	0	956.00	UT	1.50	1.50	100	2001	2001	3	100	1,434	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2002	2002	3	40	14,336	
3	0282	POOL ENCL	0	100	30	40	1,200.00	UT	15.00	15.00	100	2002	2002	3	40	7,200	
4	0120	CLFENCE 4	0	100	0	0	270.00	UT	4.00	4.00	100	2002	2002	3	100	1,080	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 25,250

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	3.99	AC		1.00	1.00	1.00	6,500.00	6,500.00	25,935							

REVIEW DATE 02/09/2023 BY JS Total Acres: 3.99 Total Land Value: 25,935 Market: 0 Agricultural: 0 Common: 25,935 PRINTED 11/17/2025 BY SYS