

COMM NW COR OF SE1/4, RUN S 337.  
ON E R/W CR-131, S ALONG R/W 80.  
CONT S 427.89 FT, E 533.67 FT, N

PERRY JACKIE/MIZELL-PERRY BARBARA ANN  
1099 SW TUSTENUGGEE AVE  
LAKE CITY, FL 32025

2026

20-4S-17-08585-004



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 15 | HARDTILE 80    |
| Interior Floo            | 14 | CARPET 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              | 1,707            | 100         |       | 1,707        | 180,691              |
| FGR              | 420              | 55          |       | 231          | 24,452               |
| FOP              | 70               | 30          |       | 21           | 2,223                |
| FOP              | 168              | 30          |       | 50           | 5,293                |
| UDG              | 432              | 55          |       | 238          | 25,193               |
|                  |                  |             |       |              |                      |
|                  |                  |             |       |              |                      |

| 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 | 0   | 1,117.00 | UT | 1.50  | 1.50           |
| 2              | 0120       | CLFENCE     | 4       | 0   | 100 | 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  | 5.18        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |       |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 0100                                                       | 01  | 2,247     | 124.3540    | 139.28         | 312,962        | 2001 | 2001 | 0    | 0    | 24.00 | 76.00  |  |
| 1 SINGLE FAM 100% - 2015 Heated Area: 1707 HX Base Yr 2015 |     |           |             |                |                |      |      |      |      |       |        |  |
|                                                            |     |           |             |                |                |      |      |      |      |       |        |  |
| 1099 SW TUSTENUGGEE AVE, LAKE CITY                         |     |           |             |                |                |      |      |      |      |       |        |  |

|                                    |    |       |                |                     |         |             |   |        |                 |                      |  |            |     |
|------------------------------------|----|-------|----------------|---------------------|---------|-------------|---|--------|-----------------|----------------------|--|------------|-----|
| 1099 SW TUSTENUGGEE AVE, LAKE CITY |    |       |                | XF DATE<br>INC DATE |         |             |   |        |                 | LAND DATE<br>AG DATE |  | 06/01/2022 | MLU |
| UNITS                              | UT | Adj R | ADJ UNIT PRICE | ORIG COND           | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES                |  |            |     |
| 1,117.00                           | UT | 1.50  | 1.50           | 100                 | 2001    | 2001        | 3 | 100    | 1,676           |                      |  |            |     |
| 1.00                               | UT | 0.00  | 0.00           | 100                 | 2001    | 2001        | 3 | 100    | 2,000           |                      |  |            |     |
|                                    |    |       |                |                     |         |             |   |        |                 |                      |  |            |     |
|                                    |    |       |                |                     |         |             |   |        |                 |                      |  |            |     |
|                                    |    |       |                |                     |         |             |   |        |                 |                      |  |            |     |
|                                    |    |       |                |                     |         |             |   |        |                 |                      |  |            |     |
|                                    |    |       |                |                     |         |             |   |        |                 |                      |  |            |     |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 3,676     |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE |
| 1           | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 5.18        | AC        |

| COLUMBIA COUNTY PROPERTY  |  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 237,851     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 3,676       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 38,850      |   |
| TOTAL MARKET VALUE        |  |              |  | 280,377     |   |
| SOH/AGL Deduction         |  |              |  | 97,836      |   |
| ASSESSED VALUE            |  |              |  | 182,541     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,722      |   |
| BASE TAXABLE VALUE        |  |              |  | 131,819     |   |
| TOTAL JUST VALUE          |  |              |  | 280,377     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 283,507     |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000051897  | Roof Replacement | 11,000 | 12/20/2024 |
| 17304      | SFR              | 242    | 08/09/2000 |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1285/0212                    | 11/17/2014 | WD        | Q   | I   | 01     | 185,000    |  |
| GRANTOR: JAMES M JOHNDRO     |            |           |     |     |        |            |  |
| GRANTEE: JACKIE PERRY & BARB |            |           |     |     |        |            |  |
| 0934/2556                    | 9/05/2001  | WD        | P   | I   | 99     | 132,900    |  |
| GRANTOR: BISHOP REALTY       |            |           |     |     |        |            |  |
| GRANTEE: JAMES JOHNDRO       |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W13 U2 L2 W5 L2 D2 W1 FOP= N12 W14 S12 E14\$ W31 S32 E13 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E13 FGR= S20 E21 N20 W21\$ E21 N32\$ PTR= N30 UDG= N24 W18 S24 E18\$ S30\$. |  |  |  |  |  |  |  |  |  |