

HUDSON CRYSTAL CARI CROSBY
1101 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

20-4S-17-08585-007

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				2							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		31		VINYL SID 100		0200		02		1,512		97.0425		79.57		120,310		2024		2024		0		0		2.00		98.00		VALUATION BY					STANDARD						
Exterior Wall		00		N/A 0		1		MANUF		1		100% - 2025		Heated Area: 1512										HX Base Yr 2025																	
Roof Structur		03		GABLE/HIP 100																												Tax Group: 2					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					117,904				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					0				
Interior Floo		08		SHT VINYL 50																												TOTAL LAND VALUE - MARKET					14,140				
Interior Floo		14		CARPET 50																												TOTAL MARKET VALUE					132,044				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					132,044				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms				2 100																												BASE TAXABLE VALUE					81,322				
Frame		01		NONE 100																												TOTAL JUST VALUE					132,044				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
Condition Adj		02		02 100																												PREVIOUS YEAR MKT VALUE					180,630				
Kitchen Adj		01		01 100																																					
Quality		04		04																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		20417.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,512		100		2025		1,512		117,904																															
TOTALS		1,512						1,512		117,904																															
EXTRA FEATURES										1149 SW TUSTENUGGEE AVE, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		MLU													
										XF DATE										LAND DATE																					
										INC DATE										AG DATE																					
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											