COMM AT NE COR OF LOT 1 BLK 1 YO ESTATES, RUN WEST ALONG N LINE O N 629.28 FT TO POB. THEN CONT N

PRESNELL GERALD PATRICK/PRESNELL TIFFFANY JUNE
984 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

20-4S-17-08586-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

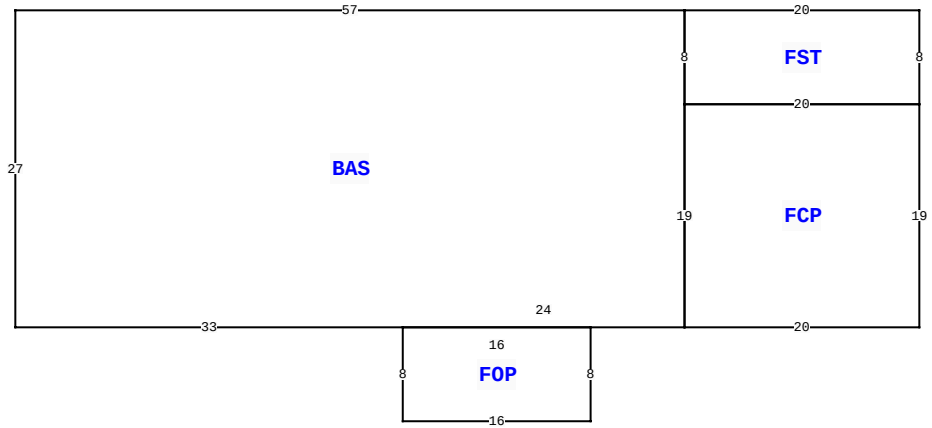
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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		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	1,539	100		1,539	98,989
FCP	380	25		95	6,111
FOP	128	30		38	2,444
FST	160	55		88	5,660
TOTALS	2,207			1,760	113,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,760	114.8560	128.64	226,406	1983	1983	0	0	15	35.00	50.00

1 SINGLE FAM 100% - 2012 Heated Area: 1539 HX Base Yr 2012



984 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		113,203
TOTAL MARKET OB/XF VALUE		8,809
TOTAL LAND VALUE - MARKET		74,800
TOTAL MARKET VALUE		196,812
SOH/AGL Deduction		75,199
ASSESSED VALUE		121,613
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,891
TOTAL JUST VALUE		196,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1345/1929	9/30/2017	QC	U	I	11	47,400
GRANTOR: GERALD PATRICK & TIFF						
GRANTEE: GERALD PATRICK & TI						
1259/2274	8/12/2013	WD	U	I	11	100
GRANTOR: ANNA YOUNG LYNCH						
GRANTEE: GERALD PATRICK PRES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S27 E33 FOP= S8 E16N8 W16$ E24 FCP= E20 N19 W20 S19$ N19 FST= E20 N8 W20 S8$ N8$.

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	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	2003	2003	3	100	600	
2	0296	SHED METAL	0	100	12	24	288.00	UT	9.00	9.00	100	2012	2012	3	100	2,592	
3	0296	SHED METAL	0	100	12	24	288.00	UT	9.00	9.00	100	2012	2012	3	100	2,592	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0040	BARN,POLE	0	100	30	35	1,050.00	UT	2.50	2.50	100	2017	2017	3	100	2,625	

LAND DESCRIPTION

TOTAL OB/XF 8,809

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	1.52	AC		1.00	1.00	1.00	8,000.00	8,000.00	12,160							
2	9900	C	AC NON-AG	100			0.00	0.00	7.83	AC		1.00	1.00	1.00	8,000.00	8,000.00	62,640							

REVIEW DATE 05/16/2017 BY BC Total Acres: 9.35 Total Land Value: 74,800 Market: 0 Agricultural: 0 Common: 74,800 PRINTED 11/18/2025 BY SYS