THE S 621.65 FT OF THE W 420 FT
SW1/4, EX THE S 411.65 FT.

LYNCH ANNA T
1248 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2025

20-4S-17-08586-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1184 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	37,600
SOH/AGL Deduction	6,194
ASSESSED VALUE	31,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,406
TOTAL JUST VALUE	37,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,600

LAND:2:1: PARTLY LOW
BLDG:1:1: FLEETWOOD MH (RP'D-LAURA PATRICIA WRIGH
SALE:1:1: 2.00 AC (FAMILY)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17067	SFR	520	06/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/1413	7/23/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (LAURA						
GRANTEE: ANNA T LYNCH						
0840/0847	5/30/1997	WD	Q	V	01	100
GRANTOR: WOODROW P SR & ANN LE						
GRANTEE: LAURA LYNCH						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	16	20	320.00	UT	7.50	7.50	25	1997	1997	3	25	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 05/16/2017 BY BC Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 07/25/2025 BY SYS