COMM SW COR OF NE1/4 OF SW1/4, R
N 199.30 FT FOR POB, RUN W 420 F
E 420 FT, S 212.35 FT TO POB.

LYNCH WOODROW P III
1186 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

20-4S-17-08586-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

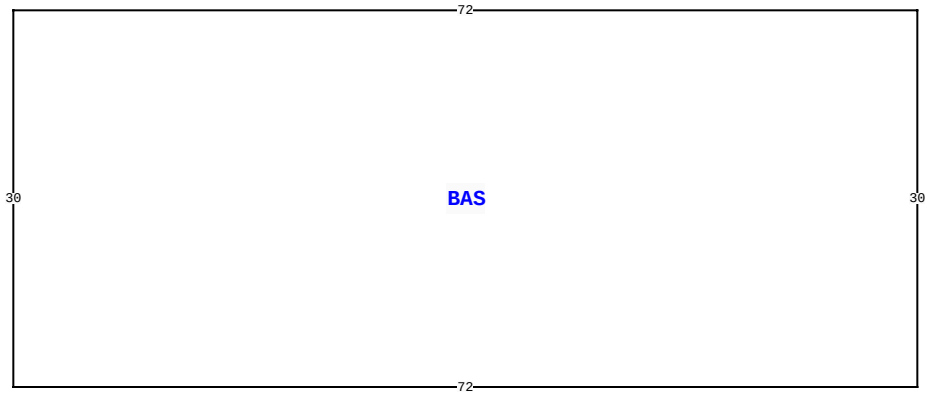
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	141,075
TOTALS	2,160			2,160	141,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,160	113.9000	107.07	231,271	2010	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2000 Heated Area: 2160 HX Base Yr 2000



1186 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		141,075
TOTAL MARKET OB/XF VALUE		12,700
TOTAL LAND VALUE - MARKET		30,600
TOTAL MARKET VALUE		184,375
SOH/AGL Deduction		80,512
ASSESSED VALUE		103,863
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,141
TOTAL JUST VALUE		184,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28176	M H	375	10/28/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/2255	6/02/2010	WD	U	I	16	100
GRANTOR: ANNA Y LYNCH						
GRANTEE: WOODROW P LYNCH III						
0889/1044	10/04/1999	WD	Q	V	01	100
GRANTOR: W P SR & ANNA LYNCH						
GRANTEE: WOODROW P LYNCH III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S30 E72 N30$.

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	0030	BARN,MT	0	0	20	30	600.00	UT	9.00	9.00	100	2012	2012	3	100	5,400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 12,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.04	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,600							

REVIEW DATE 05/16/2017 BY BC Total Acres: 2.04 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 11/07/2025 BY SYS