

LOT 1 BLOCK 1 YOUNG ACRES ESTATE
367-540, POA 897-089, 091, DC 98

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

2026

20-4S-17-08588-000



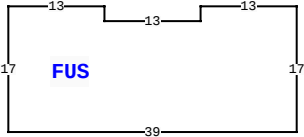
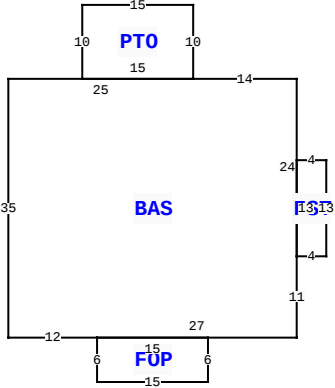
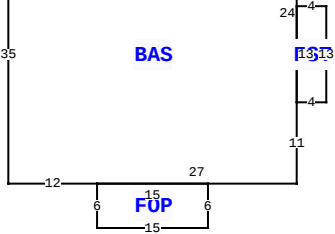
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	1,365	100		1,365	154,342
FOP	90	30		27	3,053
FST	52	55		29	3,279
FUS	637	100		637	72,027
PTO	150	5		8	905
TOTALS	2,294			2,066	233,604

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0	100	15	24			12.00
2	0166	CONC, PAVMT	0	100	10	15			3.00

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		00	0.00	0.00	1.84

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,066	121.6380	136.23	281,451	2008	2008	0	0	17.00	83.00
2 SINGLE FAM 100% - 2009 Heated Area: 2002 HX Base Yr 2009											
											
											
											

1248 SW TUSTENUGGEE AVE, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/07/2025 MLU									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					233,604				
TOTAL MARKET OB/XF VALUE					4,770				
TOTAL LAND VALUE - MARKET					27,600				
TOTAL MARKET VALUE					265,974				
SOH/AGL Deduction					88,296				
ASSESSED VALUE					177,678				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					126,956				
TOTAL JUST VALUE					265,974				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					268,789				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26697	SFR	838	01/30/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1148/0730	3/05/2008	WD	Q	V	01	100	
GRANTOR: RONALD M SPRINGETT							
GRANTEE: ANNA THERESA LYNCH							
1144/0765	2/26/2008	WD	Q	V	01	100	
GRANTOR: ANNA THERESA LYNCH							
GRANTEE: ANNA THERESA LYNCH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 PTO= N10 W15 S10 E15\$ W25 S35 E12 FOP= S6 E15 N6 W15\$ E27 N11 FST= E4 N13 W4 S13\$ N24\$ PTR= N30 FUS= N17 W13 S2 W13 N2 W13 S17 E39\$ S30\$.									