COMM SW COR OF SEC, RUN E 2595.3
CR-131, N 369.16 FT, E 40 FT TO
RUN N 295.16 FT, E 295.16 FT, S

MURPHY ALVIN/MURPHY DORIS
P O BOX 1923
LAKE CITY, FL 32056

2026

20-4S-17-08604-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 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	06	VINYL ASB 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	2,186	100		2,186	165,762
FGR	682	55		375	28,436
FOP	64	30		19	1,441
TOTALS	2,932			2,580	195,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,580	104.1600	116.66	300,983	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2186 HX Base Yr

Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

1337 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		195,639
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		72,945
TOTAL MARKET VALUE		271,684
SOH/AGL Deduction		93,852
ASSESSED VALUE		177,832
TOTAL EXEMPTION VALUE	HX HB 13	177,832
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		271,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/907	12/30/2022	WD	U	I	11	100
GRANTOR: MURPHY ALVIN						
GRANTEE: MURPHY ALVIN						
1482/907	12/30/2022	WD	U	I	11	100
GRANTOR: MURPHY ALVIN						
GRANTEE: MURPHY ALVIN						

BUILDING NOTES

BUILDING DIMENSIONS

NULL

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.27	AC		1.00	1.00	0.70	5,000.00	3,500.00	42,945							

REVIEW DATE 05/18/2017 BY BC Total Acres: 14.27 Total Land Value: 72,945 Market: 0 Agricultural: 0 Common: 72,945 PRINTED 11/11/2025 BY SYS