

THE N 240 FT OF W 420 FT OF SW1/  
& N 240 FT OF SE1/4 OF SW1/4 LY1

NEWCOMB LINDA T  
1213 SW TUSTENUGGEE AVE  
LAKE CITY, FL 32025

2025

20-4S-17-08605-001



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 70  |
| Exterior Wall            | 08 | WD OR PLY 30   |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 06 | VINYL ASB 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1.5 100        |
| 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       | 2,585            | 100         |      | 2,585        | 199,362              |
| FCP       | 384              | 25          |      | 96           | 7,404                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,969 |  |  | 2,681 | 206,766 |
|--------|-------|--|--|-------|---------|

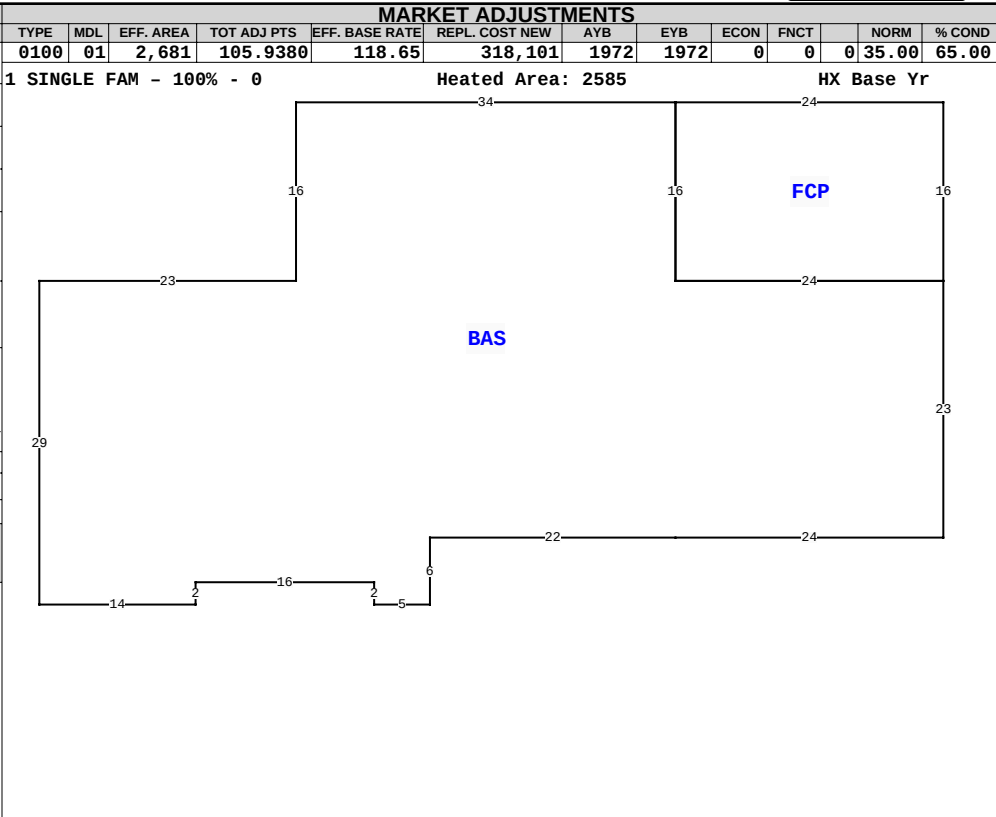
EXTRA FEATURES

| L N | 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   | 0070       | CARPORT UF  | 0   | 100 | 24 | 24 | 1.00   | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 350             |       |
| 3   | 0070       | CARPORT UF  | 0   | 100 | 12 | 36 | 1.00   | UT | 0.00     | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 800             |       |
| 4   | 0040       | BARN, POLE  | 0   | 100 | 12 | 40 | 480.00 | UT | 2.50     | 2.50           | 100       | 1993    | 1993        | 3 | 100    | 1,200           |       |
| 5   | 0169       | FENCE/WOOD  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 200             |       |
| 6   | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 100             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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  | 2.31        | AC        |     | 1.00     | 1.00   | 1.00    | 14,000.00  | 14,000.00      | 32,340     |                             |      |         |      |     |    |        |

REVIEW DATE 05/18/2017 BY BC



1213 SW TUSTENUGGEE AVE, LAKE CITY

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

TOTAL OB/XF 3,850

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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  | 2.31        | AC        |     | 1.00     | 1.00   | 1.00    | 14,000.00  | 14,000.00      | 32,340     |                             |      |         |      |     |    |        |

Total Acres: 2.31 Total Land Value: 32,340 Market: 0 Agricultural: 0 Common: 32,340

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| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 206,766  |
| TOTAL MARKET OB/XF VALUE  |           | 3,850    |
| TOTAL LAND VALUE - MARKET |           | 32,340   |
| TOTAL MARKET VALUE        |           | 242,956  |
| SOH/AGL Deduction         |           | 123,957  |
| ASSESSED VALUE            |           | 118,999  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722   |
| BASE TAXABLE VALUE        |           | 68,277   |
| TOTAL JUST VALUE          |           | 242,956  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 220,785  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

SALES DATA

| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|------------|-----------|-----|-----|--------|------------|
| 1455/1266         | 12/21/2021 | LE        | U   | I   | 14     | 100        |

GRANTOR: NEWCOMB LINDA T  
GRANTEE: NEWCOMB LINDA JACQU  
0818/1110 2/29/1996 WD Q I 03 0  
GRANTOR: LINDA T NEWCOMB (FKA  
GRANTEE: CHARLES A JR & LIND

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S29 E14 N2 E16 S2 E5N6 E22 E24 N23 FCP= N16 W24 S16 E24\$ W24 N16 W34 S16\$.