COMM SW COR OF SEC, E 5.98 FT TO
2098.01 FT FOR POB, NE ALONG E R
S R/W OF A CO RD, E 89.83 FT, S

SLAYMAKER MICHAEL J/SLAYMAKER CINDY L
6963 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

20-5S-17-09301-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

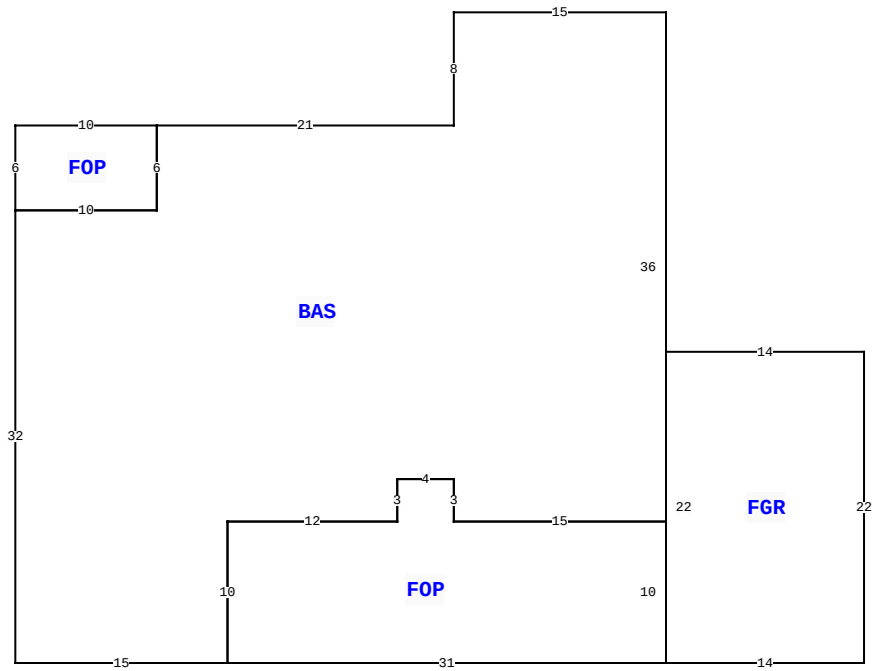
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	20517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100		1,486	120,380
FGR	308	55		169	13,690
FOP	60	30		18	1,458
FOP	322	30		97	7,858
TOTALS	2,176			1,770	143,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,770	111.2760	124.63	220,595	1940	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1486 HX Base Yr



6963 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,387
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		183,387
SOH/AGL Deduction		105,498
ASSESSED VALUE		77,889
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,167
TOTAL JUST VALUE		183,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042546	Roof Replacement	16,029	08/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0674/0141	1/16/1989	WD	Q	I		50,000

GRANTOR: GRAHAM LENORA

GRANTEE: SLAYMAKER MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S8 W21 FOP= W10 S6 E10 N6$S6 W10 S32 E15 FOP= E31
FGR= E14 N22 W14 S22$ N10W15 N3 W4 S3 W12 S10$ N10 E12 N3 E4
S3 E15 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 08/10/2017 BY DF Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/07/2025 BY SYS