COMM NW COR, E 1030.50 FT TO E'L
RUN S 25 DEG W ALONG R/W 1443.30
N R/W OF A CO RD FOR POB, RUN E

MALPHURS KURT DANIEL
6797 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

20-5S-17-09301-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

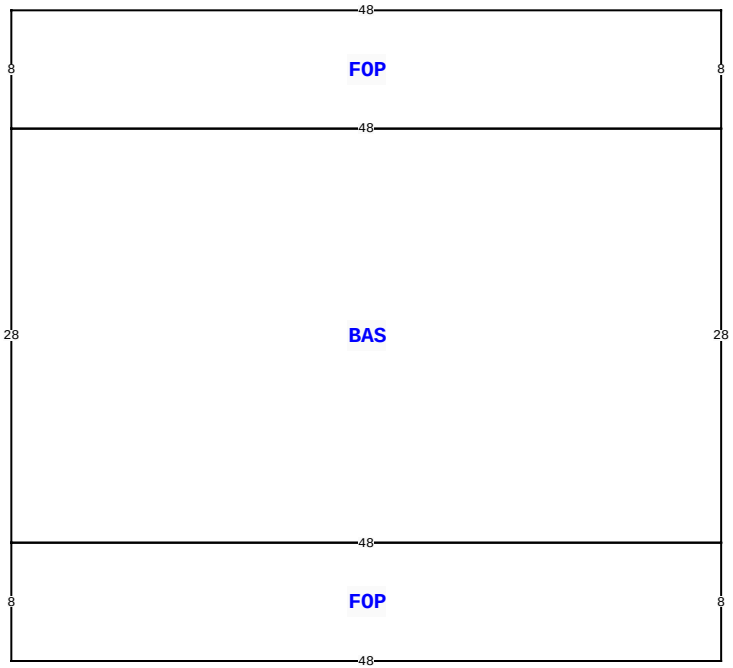
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
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	1,344	100		1,344	136,931
FOP	384	30		115	11,716
FOP	384	30		115	11,716
TOTALS	2,112			1,574	160,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	116.6220	130.62	205,596	2003	2003	0	0	0	22.00	78.00

2 SINGLE FAM 100% - 2004 Heated Area: 1344 HX Base Yr 2004



6797 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: 3	Tax Dist:	
BUILDING MARKET VALUE		160,365
TOTAL MARKET OB/XF VALUE		42,295
TOTAL LAND VALUE - MARKET		97,850
TOTAL MARKET VALUE		214,764
SOH/AGL Deduction		51,457
ASSESSED VALUE		163,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,585
TOTAL JUST VALUE		300,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,566

SALE:1:1: 10.30 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051093	Roof Replacement	45,713	10/15/2024
19816	SFR	256	08/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0956/0559	6/21/2002	WD	Q	V		40,000
GRANTOR: KATHERINE MORSE SELCH						
GRANTEE: KURT MALPHURS						
0939/0075	10/31/2001	QC	Q	V	01	100
GRANTOR: D MCKEE AS PR OF A SE						
GRANTEE: KATHARINE L MORSE (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N28 FOP= N8 W48 S8 E48$ W48 S28 FOP= S8 E48 N8 W48$ E48$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	5,000.00	5,000.00	50	2003	2003	3	50	2,500	
2	0020	BARN,FR	0	100	38	98	3,724.00	UT	10.00	10.00	100	2012	2012	3	100	37,240	
3	0251	LEAN TO W/	0	100	18	25	450.00	UT	3.50	3.50	100	2012	2012	3	100	1,575	
4	0251	LEAN TO W/	0	100	14	20	280.00	UT	3.50	3.50	100	2012	2012	3	100	980	

LAND DESCRIPTION

TOTAL OB/XF 42,295

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.30	AC		1.00	1.00	1.00	280.00	280.00	2,604							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.30	AC		1.00	1.00	1.00	9,500.00	9,500.00	88,350							

REVIEW DATE 11/25/2024 BY JS Total Acres: 10.30 Total Land Value: 12,104 Market: 88,350 Agricultural: 2,604 Common: 9,500 PRINTED 11/07/2025 BY SYS