

COMM SW COR OF NE1/4, RUN E 926.
FT FOR POB, RUN W 211.12 FT, N 2
208.37 FT, S 206.41 FT TO POB. (

TUSSLER KYLE WILLIAM/TUSSLER CECILIA LUNA VICTORIA
307 SW RAYBURN CT
LAKE CITY, FL 32024

2026

24-4S-16-03103-022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		1 100
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		06
NEIGHBORHOOD/LOC	24416.020 1.00/	

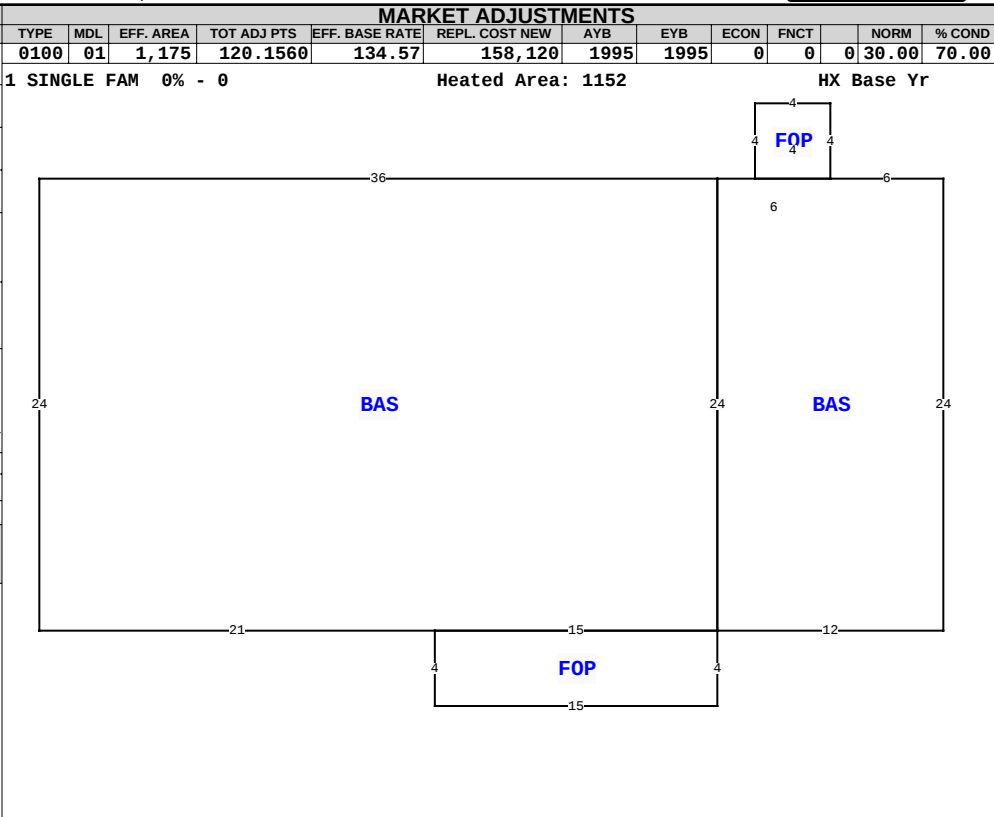
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	27,129
BAS	864	100		864	81,388
FOP	16	30		5	471
FOP	60	30		18	1,695

TOTALS	1,228			1,175	110,684
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	10	76	760.00	UT	1.50
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
3	0060	CARPORT F	0	0	0	0	1.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	210.00	216.00	1.00

REVIEW DATE 02/25/2025 BY KS



244 SW CHRIS TER, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	0	10	76	760.00	UT	1.50	1.50	100	1995	1995	3	100	1,140	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
3	0060	CARPORT F	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

TOTAL OB/XF										3,240							
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
1	0100	C	SFR	0		A-1	210.00	216.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000

Total Acres: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		110,684	
TOTAL MARKET OB/XF VALUE		3,240	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		148,924	
SOH/AGL Deduction		167	
ASSESSED VALUE		148,757	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		148,757	
TOTAL JUST VALUE		148,924	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9839	SFR	155	06/14/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1390/1410	7/31/2019	WD	Q	I	01	101,000	
GRANTOR: SHANE E & AMANDA ANN							
GRANTEE: KYLE WILLIAM & CECI							
1131/2576	9/21/2007	WD	Q	I		125,000	
GRANTOR: LARRY D BITTINGER							
GRANTEE: SAHNE E BIANCANIELL							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS= W36 S24 E21 FOP= S4 E15N4 W15\$ E15 BAS= E12 N24 W6 FOP= N4 W4 S4 E4\$ W6 S24 \$ N24\$.							

PRINTED 11/18/2025 BY SYS