

N1/2 OF SW1/4 OF SW1/4 OF NE1/4.
AS LIES EAST OF TUSTENUGGEE AVE

GAINER LOUIS J JR/GAINER TERRI T
1841 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

29-4S-17-08847-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,044
TOTALS	1,152			1,152	32,044

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	
2	0040	BARN,POLE	0	100	16	28	448.00	UT	2.50	2.50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.75	AC	
2	6200	A	PASTURE 3	100					2.50	AC	
3	9910	M	MKT.VAL.AG	100					2.50	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,152	115.9000	69.54	80,110	1998	1998		0	0	0 60.00	40.00	
1 MOBILE HME 100% - 1999 Heated Area: 1152 HX Base Yr 1999													
24 48 24 48 BAS													
1841 SW TUSTENUGGEE AVE, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/16/2024 MLU													

TOTAL OB/XF													
8,335													

COLUMBIA COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 32,044													
TOTAL MARKET OB/XF VALUE 8,335													
TOTAL LAND VALUE - MARKET 38,250													
TOTAL MARKET VALUE 56,829													
SOH/AGL Deduction 3,363													
ASSESSED VALUE 53,466													
TOTAL EXEMPTION VALUE HX HB 28,466													
BASE TAXABLE VALUE 25,000													
TOTAL JUST VALUE 78,629													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 78,629													
LAND:1:1: ROAD SPLITS PROP													
SALE:1:1: 5 ACRES \$.70 STAMPS													
PERMIT NUM DESCRIPTION AMT ISSUED													
13919 M H 125 04/20/1998													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1226/1751 12/22/2011 WD U V 11 100													
GRANTOR: LOUIS J JR & TERRI T													
GRANTEE: MICHAEL H TICE & BR													
0800/0941 1/11/1995 WD Q V 02 0													
GRANTOR: EDITH JONES													
GRANTEE: LOUIS J JR & TERRI													

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W48 S24 E48 N24\$.													