



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										2									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		19	COMMON BRK 100		0100	01	3,443	128.5735	144.00	495,792	1975	1975	0	0	0	35.00	65.00	VALUATION BY										STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2021													Heated Area: 2986										HX Base Yr 2021											
Roof Cover		03	COMP SHNGL 100															Tax Group: 2										Tax Dist:											
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										322,265											
Interior Floo		14	CARPET 50															TOTAL MARKET OB/XF VALUE										31,916											
Interior Floo		15	HARDTILE 50															TOTAL LAND VALUE - MARKET										337,500											
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										373,401											
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										119,132											
Bedrooms			3 100															ASSESSED VALUE										254,269											
Bathrooms			4 100															TOTAL EXEMPTION VALUE										HX HB 50,722											
Frame		01	NONE 100															BASE TAXABLE VALUE										203,547											
Stories		1.	1. 100															TOTAL JUST VALUE										691,681											
Architectual		05	CONV 100															NCON VALUE										0											
Units		0	100															INCOME VALUE																					
Condition Adj		03	03 100															PREVIOUS YEAR MKT VALUE										691,681											
Kitchen Adjus		01	01 100																																				
Quality		07	07																																				
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	2,986	100		2,986	279,490																																		
FGR	672	55		370	34,632																																		
FOP	138	30		41	3,838																																		
FOP	155	30		46	4,306																																		
TOTALS		3,951			3,443	322,265																																	
EXTRA FEATURES					1606 SW TUSTENUGGEE AVE, LAKE CITY															BLD DATE					LGL DATE					05/16/2024					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	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500																								
2	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1975	1975	3	40	14,336																								
3	0021	BARN, FR AE	0 100	40	60	1.00	UT	0.00	0.00	100	1995	1995	3	100	15,000																								
4	0070	CARPORT UF	0 100	18	20	360.00	UT	3.00	3.00	100	1996	1996	3	100	1,080																								