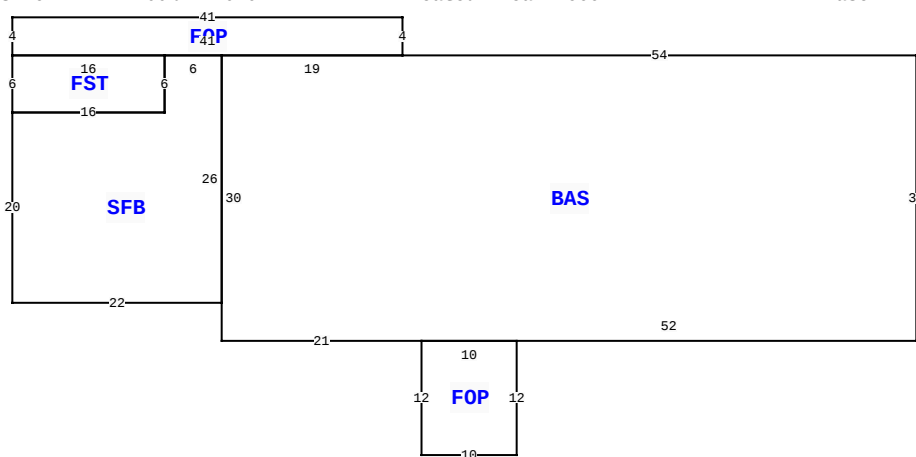


BRANCH SETH M/BRANCH REBECCA L
2222 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025-3197

29-4S-17-08860-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	19	COMMON BRK 100								0100	01	2,709	114.2400	127.95	346,617	1964	1964	0	0	35.00	65.00	VALUATION BY								STANDARD																									
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2020										Heated Area: 2666										HX Base Yr 2020										Tax Group: 2								Tax Dist:							
Roof Cover	05	COMP SHNGL 100																		BUILDING MARKET VALUE										225,301																									
Interior Wall	03	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										13,844																									
Interior Floor	12	HARDWOOD 100																		TOTAL LAND VALUE - MARKET										78,900																									
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										318,045																									
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										149,083																									
Bedrooms	3	100																		ASSESSED VALUE										168,962																									
Bathrooms	3	100																		TOTAL EXEMPTION VALUE										HX HB 50,722																									
Frame	01	NONE 100																		BASE TAXABLE VALUE										118,240																									
Stories	1.	1. 100																		TOTAL JUST VALUE										318,045																									
Architectual	05	CONV 100																		NCON VALUE										0																									
Units	03	03 100								INCOME VALUE																																													
Condition Adj	03	03 100								PREVIOUS YEAR MKT VALUE										318,045																																			
Kitchen Adjus	01	01 100																																																					
Quality		05	05																																																				
DOR CODE		0100	SINGLE FAMILY																																																				
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	2,190	100		2,190	182,137																																																		
FOP	120	30		36	2,994																																																		
FOP	164	30		49	4,076																																																		
FST	96	55		53	4,408																																																		
SFB	476	80		381	31,687																																																		
TOTALS		3,046			2,709	225,301																																																	
EXTRA FEATURES						2222 SW TUSTENUGGEE AVE, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	90																																							
2	0060	CARPORT F	0	100	20	35	700.00	UT	1.50	1.50	100	0	0	3	100	1,050																																							
3	0021	BARN, FR AE	0	100	40	55	2,200.00	UT	1.98	1.98	100	0	0	3	100	4,356																																							
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																																							
5	0294	SHED WOOD/	0	100	12	30	360.00	UT	1.80	1.80	100	0	0	3	100	648																																							
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500																																							
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																																							
TOTAL OB/XF 13,844																																																							
LAND DESCRIPTION																																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	8.30	AC		1.00	1.00	1.00	9,500.00	9,500.00	78,850																																						
2	9520	C	LAKE	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50																																						
REVIEW DATE 06/26/2017 BY BC Total Acres: 10.30 Total Land Value: 78,900 Market: 0 Agricultural: 0 Common: 78,900 PRINTED 11/17/2025 BY SYS																																																							