

COMM NE COR OF SEC, RUN S
1135.48 FT, W 40 FT TO W R/W
CR-131 FOR POB, CONT W 2551.64

GREENE DAVID R/GREENE LESLIE W
7928 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

30-5S-17-09453-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	5000 IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	30517.00	1.00/

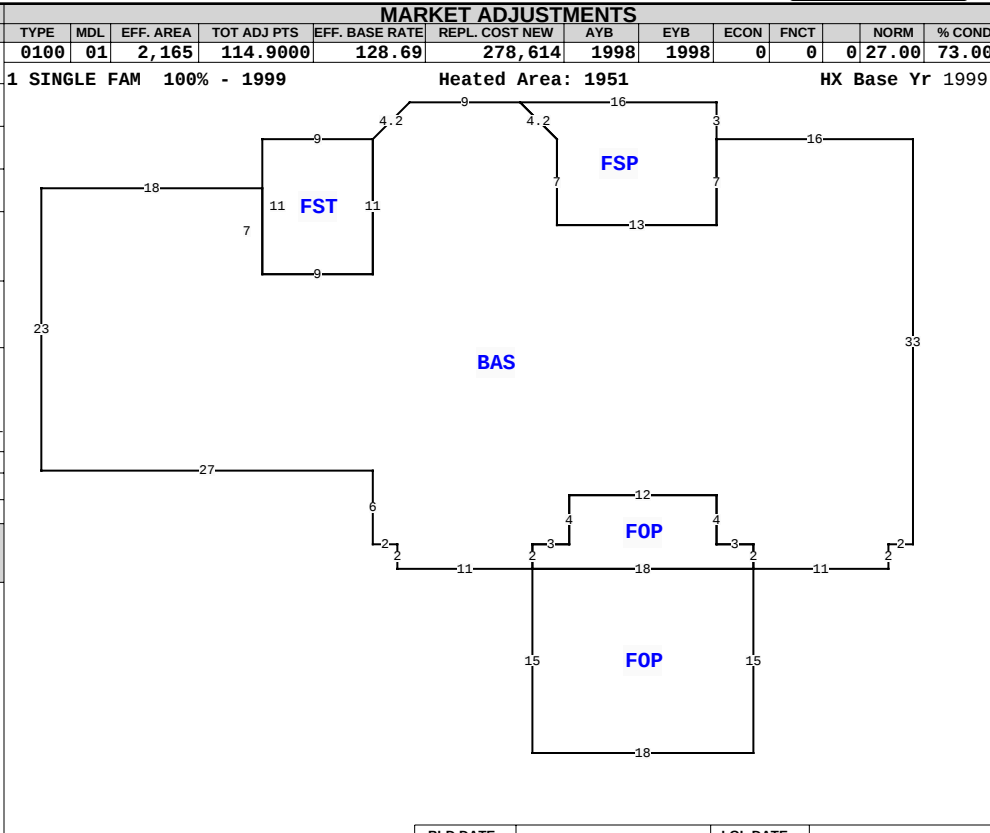
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100		1,951	183,284
FOP	84	30		25	2,348
FOP	270	30		81	7,610
FSP	135	40		54	5,073
FST	99	55		54	5,073

TOTALS	2,539			2,165	203,388
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0252	LEAN-TO W/	0	100	23	12	276.00	UT	2.00
2	0252	LEAN-TO W/	0	100	23	14	322.00	UT	2.00
3	0040	BARN, POLE	0	100	23	15	345.00	UT	2.50
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50
5	0252	LEAN-TO W/	0	100	9	14	126.00	UT	2.00
6	0252	LEAN-TO W/	0	100	9	14	126.00	UT	2.00
7	0296	SHED METAL	0	100	10	13	130.00	UT	5.00
8	0020	BARN, FR	0	100	0	0	1.00	UT	7,500.00
9	0060	CARPORT F	0	100	0	0	1.00	UT	3,200.00
10	0296	SHED METAL	0	100	0	0	1.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	5.80
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	22.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	26.80

REVIEW DATE	05/03/2022	BY	JB
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7928 SW TUSTENUGGEE AVE, LAKE CITY	BLD DATE	LGL DATE	03/24/2022	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	0252	LEAN-TO W/	0	100	23	12	276.00	UT	2.00	2.00	100	1998	1998	3	100	552	
2	0252	LEAN-TO W/	0	100	23	14	322.00	UT	2.00	2.00	100	1998	1998	3	100	644	
3	0040	BARN, POLE	0	100	23	15	345.00	UT	2.50	2.50	100	1998	1998	3	100	863	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1998	1998	3	100	1,080	
5	0252	LEAN-TO W/	0	100	9	14	126.00	UT	2.00	2.00	100	1998	1998	3	100	252	
6	0252	LEAN-TO W/	0	100	9	14	126.00	UT	2.00	2.00	100	1998	1998	3	100	252	
7	0296	SHED METAL	0	100	10	13	130.00	UT	5.00	5.00	100	1998	1998	3	100	650	
8	0020	BARN, FR	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2022	2021		100	7,500	
9	0060	CARPORT F	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2022	2021		100	3,200	
10	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	

TOTAL OB/XF										15,393									
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	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	100		00	0.00	0.00	5.80	AC		1.00	1.00	1.00	3,500.00	3,500.00	20,300		
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	22.00	AC		1.00	1.00	1.00	445.00	445.00	9,790		
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	26.80	AC		1.00	1.00	1.00	3,500.00	3,500.00	93,800		

Total Acres: 27.80	Total Land Value: 30,090	Market: 93,800	Agricultural: 9,790	Common: 20,300
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				203,388	
TOTAL MARKET OB/XF VALUE				35,793	
TOTAL LAND VALUE - MARKET				114,100	
TOTAL MARKET VALUE				269,271	
SOH/AGL Deduction				88,910	
ASSESSED VALUE				180,361	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				129,639	
TOTAL JUST VALUE				353,281	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				356,067	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046567	Roof Replacement	23,270	02/22/2023
000045550	Additions	9,000	09/23/2022
000043962	Mobile Home		03/18/2022
14349	SFR	335	08/03/1998
13061	PUMP/UTPOL	30	09/15/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0845/1757	9/15/1997	WD	Q	V	03
GRANTOR: MARY PAULINE KERCE GR					
GRANTEE: DAVID R & LESLIE W					
0796/1331	8/01/1940	WD	U	V	11
GRANTOR: P J KERCE SR ESTATE					
GRANTEE: MARY PAULINE KERCE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 FSP= N3 W16 D3 R3 S7 E13 N7\$ S7 W13 N7 L3 U3 W9 L3 D3 FST= W9 S11 E9 N11\$ S11 W9 N7 W18 S23 E27S6 E2 S2 E11 FOP= S15 E18 N15 W18\$ FOP= E18 N2 W3N4 W12 S4 W3 S2\$ N2 E3 N4 E12 S4 E3 S2 E11 N2 E2 N33\$.									

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BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY												PAGE 2 of 2				3
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY													
																						VALUATION BY				STANDARD									
																						Tax Group: 3				Tax Dist:									
																						BUILDING MARKET VALUE				203,388									
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