

KERCE JOHN D/KERCE MYRTLE
8734 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

31-33-17-09401-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
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	2,163	110.0950	123.31	266,720	1980	1980	0	0	0	35.00	65.00	VALUATION BY		STANDARD								
Roof Structur		03	GABLE/HIP 100		1		SINGLE FAM		100% - 0		Heated Area: 1895		HX Base Yr						Tax Group: 3		Tax Dist:								
Roof Cover		03	COMP SHNGL 100																BUILDING MARKET VALUE		173,368								
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE		5,911								
Interior Floo		14	CARPET 90																TOTAL LAND VALUE - MARKET		177,075								
Interior Floo		06	VINYL ASB 10																TOTAL MARKET VALUE		200,845								
Air Condition		03	CENTRAL 100																SOH/AGL Deduction		76,257								
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE		124,588								
Bedrooms			3 100																TOTAL EXEMPTION VALUE		HX HB		50,722						
Bathrooms			2 100																BASE TAXABLE VALUE		73,866								
Frame		01	NONE 100																TOTAL JUST VALUE		356,354								
Stories		1.	1. 100																NCON VALUE		0								
Architectual		05	CONV 100																INCOME VALUE										
Units			0 100																PREVIOUS YEAR MKT VALUE		356,354								
Condition Adj		03	03 100																										
Kitchen Adjus		01	01 100																										
Quality		05	05																										
DOR CODE		5000	IMPROVED AG																										
MAP NUM			MKT AREA																		02								
NEIGHBORHOOD/LOC		31517.00	1.00/																										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS		1,895	100		1,895	151,887																							
FGR		368	55		202	16,191																							
FOP		220	30		66	5,290																							
TOTALS		2,483			2,163	173,368																							
EXTRA FEATURES		8734 SW TUSTENUGGEE AVE, LAKE CITY										BLD DATE				LGL DATE		05/05/2023		MLU									
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		0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200												
2		0258	PATIO	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	150												
3		0030	BARN,MT	0	0	18	26	468.00	UT	11.00	11.00	75	2017	2017	3	75	3,861												
4		0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700												