COMM NW COR OF SEC, RUN E 2739.4
W R/W CR-131, RUN S'LY ALONG R/W
FT FOR POB, RUN SW 25 DEG 210 FT

TOMPKINS APRIL S/TOMPKINS REBECCA L
2676 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

32-4S-17-08925-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

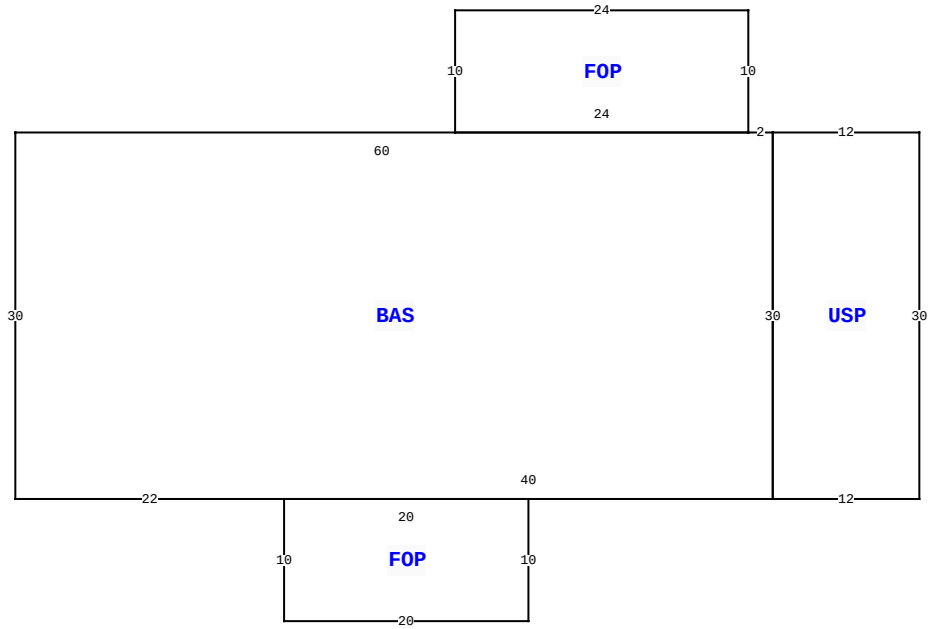
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	156,179
FOP	200	30		60	5,038
FOP	240	30		72	6,046
USP	360	35		126	10,580
TOTALS	2,660			2,118	177,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,118	115.3350	129.18	273,603	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1860 HX Base Yr



2676 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,842
TOTAL MARKET OB/XF VALUE		20,431
TOTAL LAND VALUE - MARKET		15,820
TOTAL MARKET VALUE		214,093
SOH/AGL Deduction		99,399
ASSESSED VALUE		114,694
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		58,972
TOTAL JUST VALUE		214,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043867	Storage Building	24,000	03/08/2022
10604	POOL	105	01/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1474/962	8/20/2022	WD	U	I	11	100
GRANTOR: TOMPKINS APRIL S						
GRANTEE: TOMPKINS APRIL S						
1447/2356	9/21/2021	LE	U	I	14	0
GRANTOR: TOMPKINS APRIL S						
GRANTEE: TOMPKINS APRIL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FOP= N10 W24 S10 E24$ W 60 S30 E22 FOP= S10 E20 N10 W20$ E40 USP= E12 N30 W12S30$ N30$.

EXTRA FEATURES

LN	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	0040	BARN,POLE	0	100	24	24	576.00	UT	0.90	0.90	100	0	0	3	100	518	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	75	1996	1996	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	636.00	UT	1.50	1.50	50	1996	1996	3	50	477	
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	9.00	9.00	50	1996	1996	3	50	4,500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 20,431

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.13	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,820							

REVIEW DATE 10/13/2022 BY JB Total Acres: 1.13 Total Land Value: 15,820 Market: 0 Agricultural: 0 Common: 15,820 PRINTED 10/07/2025 BY SYS