COMM AT INTERS OF N LINE OF
SEC & W R/W CR-131, RUN S
56.80 FT, CONT SW ALONG W R/W

TICE LINDSEY B
2800 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

32-4S-17-08925-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

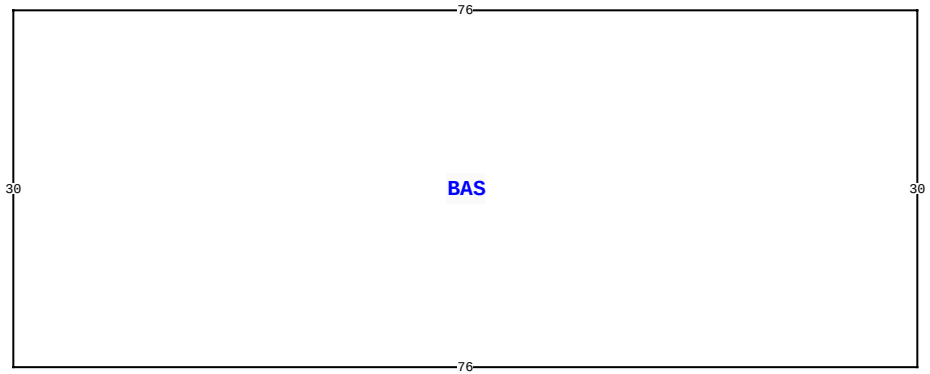
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	222,149
TOTALS	2,280			2,280	222,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2020	2020	0	0	0	9.00	91.00

1 MANUF 1 100% - 2022 Heated Area: 2280 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

2800 SW TUSTENUGGEE AVE, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,149
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		241,269
SOH/AGL Deduction		56,418
ASSESSED VALUE		184,851
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,129
TOTAL JUST VALUE		284,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39396	M H	0	03/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/2670	4/05/2019	QC	U	V	11	100

GRANTOR: JOSEPH A TICE
GRANTEE: LINDSEY B TICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0					4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0					4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 05/11/2020 BY JB Total Acres: 5.00 Total Land Value: 12,120 Market: 44,000 Agricultural: 1,120 Common: 11,000 PRINTED 10/09/2025 BY SYS