

COMM NE COR OF W1/2 OF SW1/4 OF  
1344.69 FT, NW 422.56 FT FOR POB  
NW 1050.67 FT, NE 76.85 FT TO E

SNIDER KEN RUSSELL/SNIDER AMY GODWIN  
2927 SW TUSTENUGGEE AVE  
LAKE CITY, FL 32025

2026

32-4S-17-08927-000



| 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            | 12 | HARDWOOD 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 5000IMPROVED 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       | 1,248            | 100         |      | 1,248        | 106,494              |
| FGR       | 308              | 55          |      | 169          | 14,421               |
| FOP       | 108              | 30          |      | 32           | 2,731                |
| FSP       | 150              | 40          |      | 60           | 5,120                |
| FST       | 140              | 55          |      | 77           | 6,571                |

TOTALS 1,954 1,586 135,336

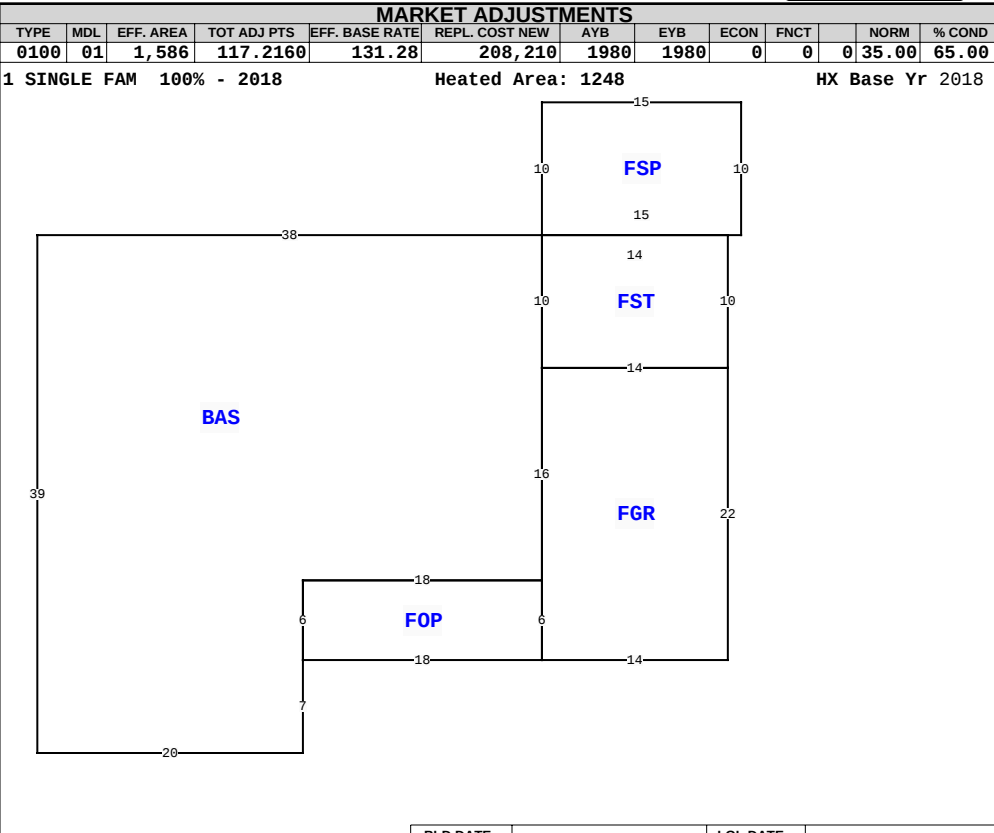
EXTRA FEATURES

| 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   | 0296       | SHED METAL  | 0 100   | 12 | 24 | 288.00 | UT | 5.00  | 5.00           | 100       | 2002    | 2002        | 3 | 100    | 1,440           |       |
| 2   | 0070       | CARPORT UF  | 0 100   | 18 | 20 | 360.00 | UT | 3.00  | 3.00           | 100       | 2002    | 2002        | 3 | 100    | 1,080           |       |
| 3   | 0296       | SHED METAL  | 0 100   | 12 | 20 | 240.00 | UT | 5.00  | 5.00           | 100       | 2002    | 2002        | 3 | 100    | 1,200           |       |
| 4   | 0020       | BARN, FR    | 0 100   | 16 | 23 | 368.00 | UT | 11.00 | 11.00          | 100       | 2002    | 2002        | 3 | 100    | 4,048           |       |
| 5   | 0252       | LEAN-TO W/  | 0 100   | 12 | 23 | 276.00 | UT | 2.00  | 2.00           | 100       | 2002    | 2002        | 3 | 100    | 552             |       |

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  | 1.00        | AC        |     | 1.00      | 1.00   | 0.75    | 11,000.00  | 8,250.00       | 8,250      |                             |      |         |      |     |    |        |
| 2   | 5600     | A   | TIMBER 3             | 0   |     | A-1      | 0.00  | 0.00  | 10.01       | AC        |     | 1.00      | 1.00   | 1.00    | 281.00     | 281.00         | 2,813      |                             |      |         |      |     |    |        |
| 3   | 9910     | M   | MKT.VAL.AG           | 0   |     | A-1      | 0.00  | 0.00  | 10.01       | AC        |     | 1.00      | 1.00   | 0.75    | 11,000.00  | 8,250.00       | 82,582     |                             |      |         |      |     |    |        |

REVIEW DATE 07/07/2017 BY DF



2927 SW TUSTENUGGEE AVE, LAKE CITY

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

TOTAL OB/XF 8,320

| 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  | 1.00        | AC        |     | 1.00      | 1.00   | 0.75    | 11,000.00  | 8,250.00       | 8,250      |                             |      |         |      |     |    |        |
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Total Acres: 11.01 Total Land Value: 11,063 Market: 82,582 Agricultural: 2,813 Common: 8,250

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

| VALUATION SUMMARY         |              | STANDARD  |
|---------------------------|--------------|-----------|
| VALUATION BY              | Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE     |              | 135,336   |
| TOTAL MARKET OB/XF VALUE  |              | 8,320     |
| TOTAL LAND VALUE - MARKET |              | 90,832    |
| TOTAL MARKET VALUE        |              | 154,719   |
| SOH/AGL Deduction         |              | 52,886    |
| ASSESSED VALUE            |              | 101,833   |
| TOTAL EXEMPTION VALUE     | HX HB        | 50,722    |
| BASE TAXABLE VALUE        |              | 51,111    |
| TOTAL JUST VALUE          |              | 234,488   |
| NCON VALUE                |              | 0         |
| INCOME VALUE              |              |           |
| PREVIOUS YEAR MKT VALUE   |              | 234,488   |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 000049561  | Swimming Pool and | 25,600 | 04/05/2024 |
| 000047983  | Additions         | 84,100 | 08/24/2023 |
| 7642       | M H               | 60     | 09/30/1993 |

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|            |                   |        |            |
|            |                   |        |            |
|            |                   |        |            |

| BUILDING NOTES                                                                                                                     |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
|                                                                                                                                    |  |  |  |
| BUILDING DIMENSIONS                                                                                                                |  |  |  |
| BAS= W38 S39 E20 N7 FOP= E18 N6 W18 S6\$ N6 E18 FGR= S6 E14 N22 W14 S16\$ N16 FST= E14 N10 W14 S10\$ N10\$ FSP= E15 N10 W15 S10\$. |  |  |  |

PRINTED 10/10/2025 BY SYS