

COM NE COR OF W1/2 OF SW1/4 OF N
DEG W 1236.53 FT FOR POB, CONT S
TO PT ON N LINE OF NW1/4 OF SE1/

COMBS EUFAULA M
2839 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

32-4S-17-08928-000



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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 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	1,974	100		1,974	116,246
FCP	648	25		162	9,540
FOP	24	35		8	471
FSP	276	40		110	6,478
TOTALS	2,922			2,254	132,735

EXTRA FEATURES

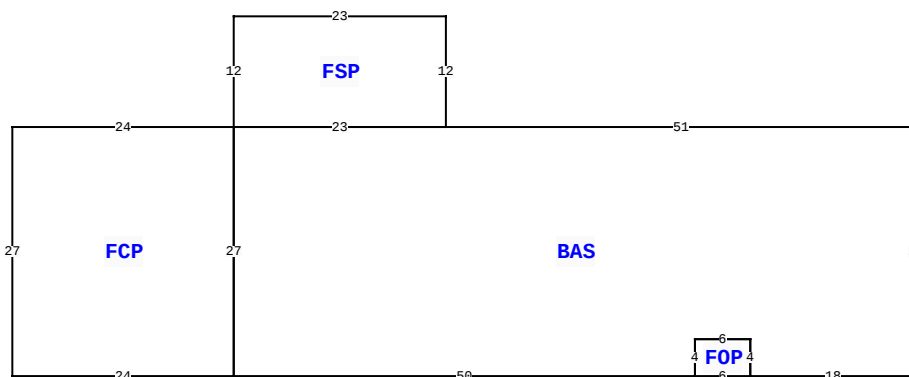
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0 100	21 3	63.00	UT	2.00	2.00	100	2002	2002	3	100	126	
2	0166	CONC, PAVMT	0 100	20 12	240.00	UT	2.00	2.00	100	2002	2002	3	100	480	
3	0166	CONC, PAVMT	0 100	40 24	960.00	UT	2.00	2.00	100	2002	2002	3	100	1,920	
4	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
5	0252	LEAN-TO W/	0 100	11 39	429.00	UT	2.00	2.00	100	2002	2002	3	100	858	
6	0252	LEAN-TO W/	0 100	12 14	168.00	UT	2.00	2.00	100	2002	2002	3	100	336	
7	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0252	LEAN-TO W/	0 100	11 39	429.00	UT	2.00	2.00	100	2002	2002	3	100	858	
9	0294	SHED WOOD/	0 100	14 28	392.00	UT	7.50	7.50	100	2002	2002	3	100	2,940	
10	0296	SHED METAL	0 100	12 20	240.00	UT	5.00	5.00	100	2002	2002	3	100	1,200	

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	0200	C	MBL HM	100			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		A-1	0.00	0.00	5.79	AC		1.00	1.00	1.00	280.00	280.00	1,621							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	16.47	AC		1.00	1.00	1.00	281.00	281.00	4,628							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	5.47	AC		1.00	1.00	1.00	40.00	40.00	219							
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	27.73	AC		1.00	1.00	1.00	11,000.00	11,000.00	305,030							

REVIEW DATE 02/01/2023 BY JS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,254	113.9000	107.07	241,336	2002	2002	0	0		45.00	55.00
1 MANUF 1 100% - 2003					Heated Area: 1974					HX Base Yr 2003		



2839 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/16/2024 MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		132,735	
TOTAL MARKET OB/XF VALUE		24,938	
TOTAL LAND VALUE - MARKET		316,030	
TOTAL MARKET VALUE		175,141	
SOH/AGL Deduction		72,162	
ASSESSED VALUE		102,979	
TOTAL EXEMPTION VALUE		102,979	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		473,703	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,703	

PERMIT NUM				DESCRIPTION				AMT				ISSUED			
000046173				Roof Replacement				9,500				12/28/2022			
19987				M H				125				09/23/2002			
11886				PUMP/UTPOL				30				11/20/1996			

SALES DATA													
OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE	
1357/1923		4/12/2018		LE U		I		14				100	
GRANTOR: CLAUDE HUBERT JR & EU													
GRANTEE: TAMMY LYNNE & GARY													
1357/1920		4/12/2018		WD U		I		30				100	
GRANTOR: CLAUDE JR & EUFAULA C													
GRANTEE: CLAUDE HUBERT JR &													

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W51 FSP= N12 W23 S12 E23\$ W23 FCP= W24 S27 E24 N27\$ S27 E50 FOP= E6N4 W6 S4\$ N4 E6 S4 E18 N27\$.											

Market: 305,030 Agricultural: 6,468 Common: 11,000 PRINTED 10/10/2025 BY SYS

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