

THE S 330 FT OF NE1/4 OF NW1/4 &  
W1/2 OF NW1/4 OF NE1/4, LYING E  
1.01 AC DESC ORB 905-406 & EX CO

TUCKER WAYNE T/TUCKER SUSAN V  
2689 SW TUSTENUGGEE AVE  
LAKE CITY, FL 32025

2026

32-4S-17-08931-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 14 | PREFIN MT 100  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 13 | LAM/VNLPLK 30  |
| 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  |                    | 02 |

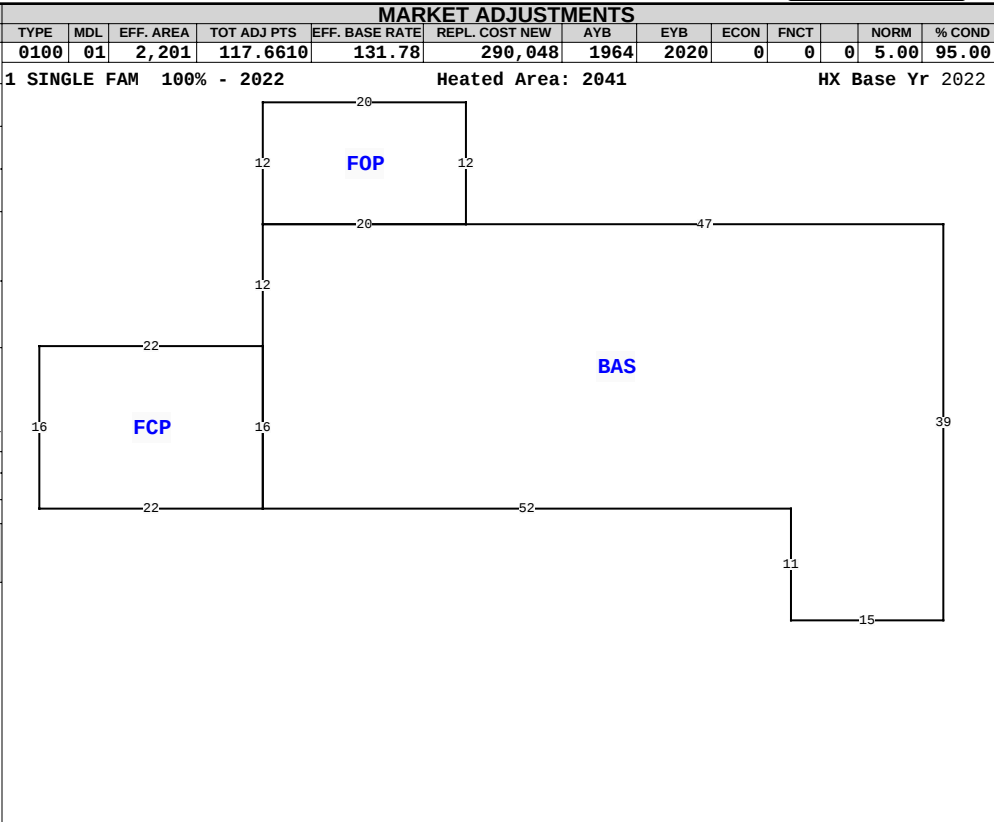
|                  |          |       |
|------------------|----------|-------|
| NEIGHBORHOOD/LOC | 32417.00 | 1.00/ |
|------------------|----------|-------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,041            | 100         |      | 2,041        | 255,515              |
| FCP       | 352              | 25          |      | 88           | 11,017               |
| FOP       | 240              | 30          |      | 72           | 9,014                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,633 |  |  | 2,201 | 275,546 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |     |          |    |          |                |
|----------------|------------|-------------|---------|----|-----|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W   | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0166       | CONC, PAVMT | 0 100   | 11 | 26  | 286.00   | UT | 1.12     | 1.12           |
| 2              | 0260       | PAVEMENT-A  | 0 100   | 10 | 255 | 2,550.00 | UT | 0.48     | 0.48           |
| 3              | 0190       | FPLC PF     | 0 100   | 0  | 0   | 1.00     | UT | 1,200.00 | 1,200.00       |
| 4              | 0040       | BARN, POLE  | 0 100   | 0  | 0   | 1.00     | UT | 0.00     | 0.00           |
| 5              | 0297       | SHED CONCR  | 0 100   | 8  | 12  | 96.00    | UT | 3.30     | 3.30           |
| 6              | 0021       | BARN, FR AE | 0 100   | 10 | 20  | 200.00   | UT | 1.98     | 1.98           |
| 7              | 0031       | BARN, MT AE | 0 100   | 0  | 0   | 1.00     | UT | 9,000.00 | 9,000.00       |
| 8              | 0166       | CONC, PAVMT | 0 100   | 0  | 0   | 1.00     | UT | 200.00   | 200.00         |
| 9              | 0104       | GENERATOR   | 0 100   | 0  | 0   | 1.00     | UT | 6,000.00 | 6,000.00       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 2.38        |



|                                    |          |           |            |     |
|------------------------------------|----------|-----------|------------|-----|
| 2689 SW TUSTENUGGEE AVE, LAKE CITY | BLD DATE | LGL DATE  | 04/07/2025 | MLU |
|                                    | XF DATE  | LAND DATE |            |     |
|                                    | INC DATE | AG DATE   |            |     |

| 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   | 11 | 26  | 286.00   | UT | 1.12     | 1.12           | 100       | 0       | 0           | 3 | 100    | 320             |       |
| 2   | 0260       | PAVEMENT-A  | 0 100   | 10 | 255 | 2,550.00 | UT | 0.48     | 0.48           | 100       | 0       | 0           | 3 | 100    | 1,224           |       |
| 3   | 0190       | FPLC PF     | 0 100   | 0  | 0   | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 | 100    | 1,200           |       |
| 4   | 0040       | BARN, POLE  | 0 100   | 0  | 0   | 1.00     | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 100             |       |
| 5   | 0297       | SHED CONCR  | 0 100   | 8  | 12  | 96.00    | UT | 3.30     | 3.30           | 100       | 0       | 0           | 3 | 100    | 317             |       |
| 6   | 0021       | BARN, FR AE | 0 100   | 10 | 20  | 200.00   | UT | 1.98     | 1.98           | 100       | 0       | 0           | 3 | 100    | 396             |       |
| 7   | 0031       | BARN, MT AE | 0 100   | 0  | 0   | 1.00     | UT | 9,000.00 | 9,000.00       | 100       | 2023    | 2022        |   | 100    | 9,000           |       |
| 8   | 0166       | CONC, PAVMT | 0 100   | 0  | 0   | 1.00     | UT | 200.00   | 200.00         | 100       | 2023    | 2022        |   | 100    | 200             |       |
| 9   | 0104       | GENERATOR   | 0 100   | 0  | 0   | 1.00     | UT | 6,000.00 | 6,000.00       | 100       | 2023    | 2022        |   | 80     | 4,800           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 17,557    |     |           |        |         |            |                |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|
| 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 |
| 1           | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 2.38        | AC        |     | 1.00      | 1.00   | 1.00    | 14,000.00  | 14,000.00      |

| COLUMBIA COUNTY PROPERTY  |  |           |  | PAGE 1 of 1 | 3 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 3              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  | 275,546   |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 17,557    |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 33,320    |  |             |   |
| TOTAL MARKET VALUE        |  | 326,423   |  |             |   |
| SOH/AGL Deduction         |  | 150,094   |  |             |   |
| ASSESSED VALUE            |  | 176,329   |  |             |   |
| TOTAL EXEMPTION VALUE     |  | 50,722    |  |             |   |
| BASE TAXABLE VALUE        |  | 125,607   |  |             |   |
| TOTAL JUST VALUE          |  | 326,423   |  |             |   |
| NCON VALUE                |  | 0         |  |             |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 329,623   |  |             |   |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 000043461  | Electrical Servic | 0      | 12/29/2021 |
| 000043331  | Storage Building  | 15,700 | 12/07/2021 |
| 000042291  | Remodel           | 13,257 | 07/09/2021 |
| 41197      | ELECTRICAL        |        | 01/22/2021 |
| 15621      | M H               | 125    | 06/04/1999 |

| SALES DATA                  |            |           |     |     |        |            |  |
|-----------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number           | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1450/2230                   | 10/22/2021 | WD        | Q   | I   | 01     | 286,300    |  |
| GRANTOR: TEAL BRENDA E      |            |           |     |     |        |            |  |
| GRANTEE: TUCKER WAYNE T     |            |           |     |     |        |            |  |
| 1424/1177                   | 11/17/2020 | WD        | U   | I   | 30     | 0          |  |
| GRANTOR: BETTY E TEAL       |            |           |     |     |        |            |  |
| GRANTEE: BRENDA E & CRAIG A |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                   |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W47 FOP= N12 W20 S12 E20\$ W20 S12 FCP= W22 S16 E22 N16\$ S16 E52 S11 E15 N39\$. |  |  |  |  |  |  |  |  |  |