

COMM SE COR OF W1/2 OF NW1/4 OF
DEG E 332.07 FT, W 389.41 FT FOR
146.36 FT, W 172.36 FT, N 67 DEG

TEAL CRAIG A/TEAL BRENDA E
2673 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

32-4S-17-08931-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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/	

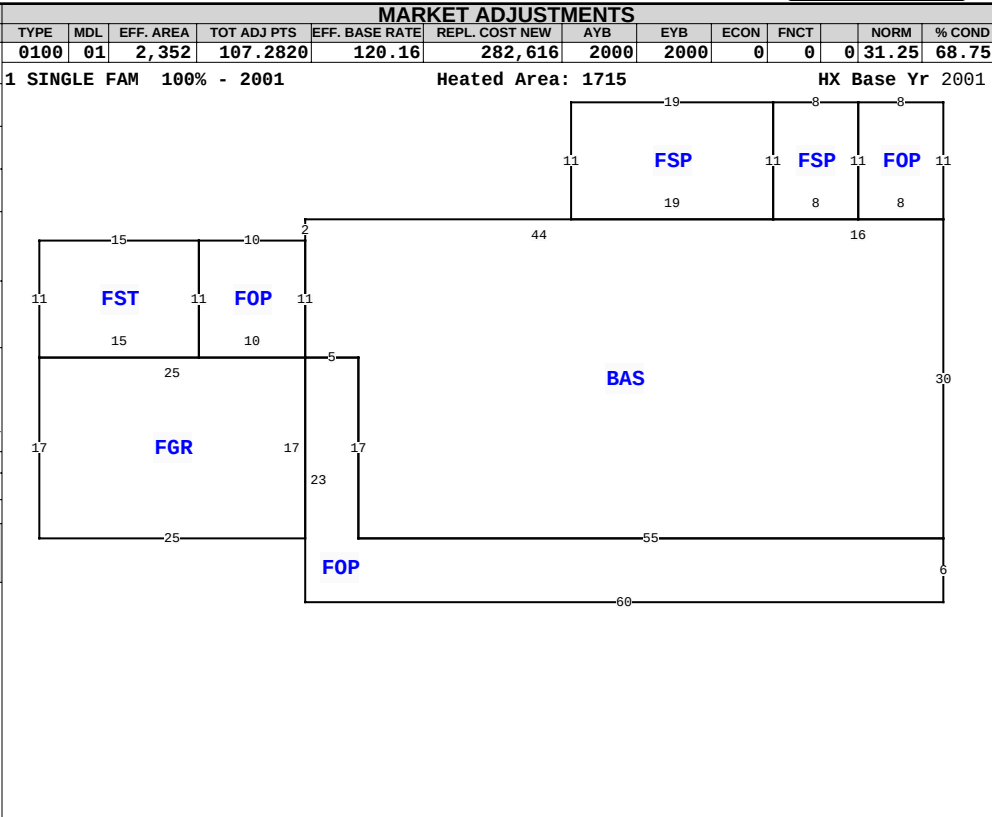
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100		1,715	141,676
FGR	425	55		234	19,330
FOP	88	30		26	2,148
FOP	110	30		33	2,726
FOP	445	30		134	11,069
FSP	88	40		35	2,892
FSP	209	40		84	6,939
FST	165	55		91	7,518

TOTALS	3,245			2,352	194,298
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0 100	23	23	529.00	UT	1.50	1.50
3	0294	SHED WOOD/	0 100	10	16	160.00	UT	5.50	5.50
4	0166	CONC, PAVMT	0 100	0	0	836.00	UT	2.00	2.00

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	1.01
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.20

REVIEW DATE	11/21/2022	BY	JS
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2673 SW TUSTENUGGEE AVE, LAKE CITY				BLD DATE					LGL DATE		04/07/2025 MLU	
				XF DATE					LAND DATE			
				INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200			
529.00	UT	1.50	1.50	100	2000	2000	3	100	794			
160.00	UT	5.50	5.50	100	2000	2000	3	100	880			
836.00	UT	2.00	2.00	100	2014	2014	3	100	1,672			

TOTAL OB/XF									
4,546									

Total Acres:	1.21	Total Land Value:	16,940	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3 Tax Dist:	
BUILDING MARKET VALUE		194,298	
TOTAL MARKET OB/XF VALUE		4,546	
TOTAL LAND VALUE - MARKET		16,940	
TOTAL MARKET VALUE		215,784	
SOH/AGL Deduction		63,068	
ASSESSED VALUE		152,716	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		101,994	
TOTAL JUST VALUE		215,784	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045608	Roof Replacement	15,600	10/03/2022
32148	STORAGE	246	07/22/2014
31747	ADDN SFR	90	02/14/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1554/355	11/13/2025	LE	U	I	14	100	
GRANTOR: TEAL CRAIG A							
GRANTEE: TEAL CRAIG A (ENH L							
0905/0406	6/27/2000	WD	Q	V		12,000	
GRANTOR: ANDREW & BETTY ANDREW							
GRANTEE: CRAIG & BRENDA TEAL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 FSP= N11 W19 S11 E19\$ W44 S2 FOP= W10 FST= W15 S11 E15 N11\$ S11 E10 N11\$ S11 FGR= W25 S17 E25 N17\$ FOP= S23 E60 N6 W55 N17 W5\$ E5 S17 E55 N30\$ FOP= N11 W8 FSP= W8 S11 E8 N11\$ S11 E8\$.									