BEG SE COR OF W1/2 OF NW1/4 OF N
332.50 FT, W 309.44 FT, S 24.92
161.27 FT, S 20 DEG W 10.01 FT,

STOCKDALE STANLEY W/STOCKDALE KIMBERLY T
2675 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

32-4S-17-08931-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

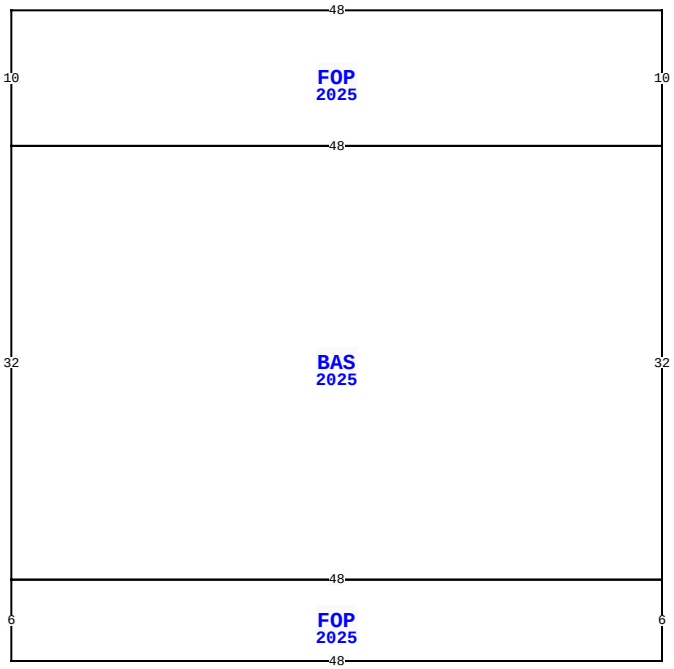
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,536	100	2025	1,536	195,280
FOP	288	30	2025	86	10,934
FOP	480	30	2025	144	18,307
TOTALS	2,304			1,766	224,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,766	114.6600	128.42	226,790	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1536 HX Base Yr 2025



2675 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,522
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		41,020
TOTAL MARKET VALUE		268,542
SOH/AGL Deduction		0
ASSESSED VALUE		268,542
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,820
TOTAL JUST VALUE		268,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046344	New Residential C	75,000	01/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1469/820	6/17/2022	QC	U	I	11	100

GRANTOR: TUCKER WAYNE T

GRANTEE: STOCKDALE STANLEY W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,13] E48 S32 W48 N32 $
FOP=[YR=2025;ORIG=16,3] E48 S10 W48 N10 $
FOP=[YR=2025;ORIG=16,45] E48 S6 W48 N6 $
.

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2022	2021		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0100	C	SFR	100		A-1	0.00	0.00	2.93	AC		1.00	1.00	1.00	14,000.00	14,000.00	41,020							

REVIEW DATE 09/11/2024 BY HC Total Acres: 2.93 Total Land Value: 41,020 Market: 0 Agricultural: 0 Common: 41,020 PRINTED 10/03/2025 BY SYS