

BEG 1176.97 FT E OF NW COR
OF SEC, RUN S 324.25 FT, E
166.27' FT, N 324.25 FT, W

TUSSLER KYLE W/TUSSLER CECILIA L V
307 SW RAYBURN CT
LAKE CITY, FL 32024

2026

35-4S-16-03282-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNPLK 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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	01
NEIGHBORHOOD/LOC	35416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	113,814
FCP	180	25		45	4,656
FOP	72	30		22	2,276
FST	70	55		38	3,932
PTO	80	5		4	414

TOTALS	1,502			1,209	125,091
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	1,000.00
2	0294	SHED WOOD/	0	0	20	20	400.00	UT	12.00
3	0040	BARN, POLE	0	0	20	20	400.00	UT	3.00
4	0251	LEAN TO W/	0	0	10	20	200.00	UT	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00

REVIEW DATE	07/29/2019	BY	BC
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,209	131.9700	147.81	178,702	1976	2000	0	0	0	30.00	70.00	
1 SINGLE FAM 0% - 0 Heated Area: 1100 HX Base Yr													

1564 SW KING ST, 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	0	0	0	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
2	0294	SHED WOOD/	0	0	20	20	400.00	UT	12.00	12.00	100	1993	1993	3	100	4,800	
3	0040	BARN, POLE	0	0	20	20	400.00	UT	3.00	3.00	100	1993	1993	3	100	1,200	
4	0251	LEAN TO W/	0	0	10	20	200.00	UT	3.00	3.00	100	1993	1993	3	100	600	

TOTAL OB/XF													7,100		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00					

Total Acres: 1.00	Total Land Value: 14,000	Market: 0	Agricultural: 0	Common: 14,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		125,091			
TOTAL MARKET OB/XF VALUE		7,100			
TOTAL LAND VALUE - MARKET		14,000			
TOTAL MARKET VALUE		146,191			
SOH/AGL Deduction		0			
ASSESSED VALUE		146,191			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		146,191			
TOTAL JUST VALUE		146,191			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		148,336			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11083	M H	125	04/26/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1375/2571	1/04/2019	WD	Q	I	01	115,000	
GRANTOR: RYAN S & MARY A HAMM							
GRANTEE: KYLE W & CECILIA L							
1193/1150	4/23/2010	WD	Q	I	01	100,000	
GRANTOR: ROBERT E HUNTZBERRY J							
GRANTEE: RYAN S & MARY A HAM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W7 PTO= N8 W10 S8 E10\$ W37 S25 E36 FOP= S4 E18 N4 W18\$ E8 FCP= E10 N18 W10 S18\$ N18 FST= E10 N7 W10 S7\$ N7\$.									