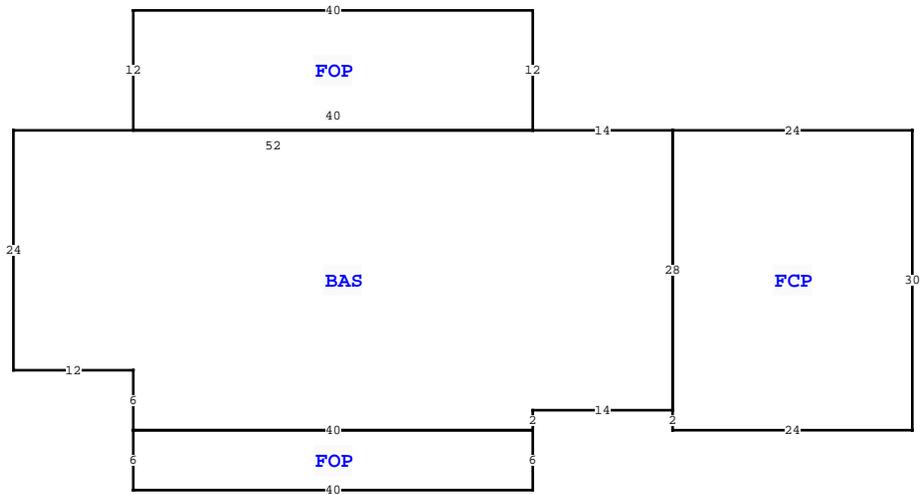




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,880	100	
FCP	720	25	
FOP	240	30	
FOP	480	30	
TOTALS	3,320		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 1996									
Heated Area: 1880 HX Base Yr 1996											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			207,915
TOTAL MARKET OB/XF VALUE			8,100
TOTAL LAND VALUE - MARKET			198,000
TOTAL MARKET VALUE			230,975
SOH/AGL Deduction			81,306
ASSESSED VALUE			149,669
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			98,258
TOTAL JUST VALUE			414,015
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37291	MAINT/ALTR	75	10/04/2018
11882	ADDN SFR	65	11/20/1996
10962	PUMP/UTPOL	30	04/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1925	12/19/2024	LE	U	I	14	100
GRANTOR: FORTUNATO CAROLE LYNN						
GRANTEE: FORTUNATO CAROLE LY						
0807/1306	6/29/1995	WD	Q	I		152,500
GRANTOR: ROBERT G LEININGER						
GRANTEE: CAROLE LYNN FORTUNA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	100	30	40	1.00	UT	0.00	100	0
2	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	100	0
3	0040	BARN, POLE	0	100	30	25	1.00	UT	0.00	100	1993
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2017
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	

TOTAL OB/XF											
8,100											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.00	AC	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	32.00	AC	1.00

BUILDING NOTES											
10397 SW TUSTENUGGEE AVE, LAKE CITY											
BLD DATE: 05/07/2026 MLU											
LGL DATE: 05/07/2026 MLU											
LAND DATE: 05/07/2026 MLU											
AG DATE: 05/07/2026 MLU											

BUILDING DIMENSIONS											
BAS= W14 FOP= N12 W40 S12 E40\$ W52 S24 E12 S6 FOP= S6 E40 N6 W40\$ E40 N2 E14 FCP= S2 E24 N30 W24 S28 \$ N28\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC	1.00	1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.00	AC	1.00	1.00	1.00	1.00	280.00	280.00	8,960							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	32.00	AC	1.00	1.00	1.00	1.00	6,000.00	6,000.00	192,000							