COMM SW COR OF NW1/4, RUN E 40 F
CR-131 FOR POB, N ALONG R/W 100
1201.58 FT, N 361.44 FT, E 1388.

WARNER NATHANEAL MICHAEL
10157 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

05-6S-17-09607-003

BUILDING CHARACTERISTICS

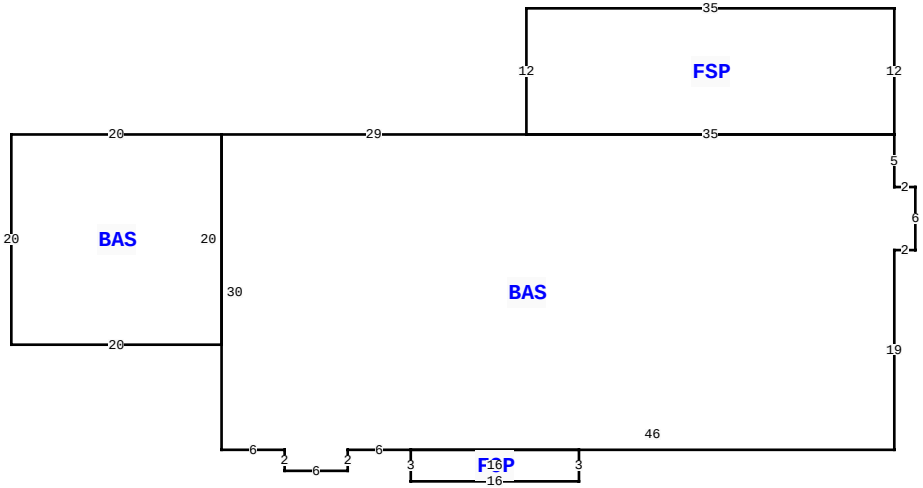
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	35,701
BAS	1,944	100		1,944	173,505
FOP	48	30		14	1,249
FSP	420	40		168	14,994
TOTALS	2,812			2,526	225,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,526	122.6016	137.31	346,845	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2344 HX Base Yr 2021



10157 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	225,449
TOTAL MARKET OB/XF VALUE	42,396
TOTAL LAND VALUE - MARKET	204,840
TOTAL MARKET VALUE	472,685
SOH/AGL Deduction	140,807
ASSESSED VALUE	331,878
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	280,467
TOTAL JUST VALUE	472,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	472,685

SALE:1:1: 39.66 AC @ $1750/AC. MKT=$1300/AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30177	M H	325	05/21/2012
27871	MAINT/ALTR	40	06/11/2009
13097	M H	125	09/24/1997
10259	POOL	180	09/28/1995
8038	ADDN SFR	12,000	02/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0709	10/16/2020	WD	Q	I	01	409,900
GRANTOR: DENNIS MICHAEL LEWIS						
GRANTEE: NATHANEAL MICHAEL W						
1361/2008	5/17/2018	WD	U	I	11	0
GRANTOR: ROBERT L BRENNAN & CY						
GRANTEE: ROBERT L BRENNAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29BAS= W20 S20 E20 N20$ S30 E6 S2 E6 N2 E6 FOP= S3E16 N3 W16$ E46 N19 E2 N6 W2 N5 FSP= N12 W35 S12 E35$ W35$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0030	BARN,MT	0	100	30	40	1,200.00	UT	8.00	8.00	100	1994	1994	3	100	9,600	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
6	0282	POOL ENCL	0	100	0	0	900.00	UT	15.00	15.00	100	1995	1995	3	40	5,400	
7	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2000	2000	3	100	1,080	
8	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2000	2000	3	100	1,080	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 41,996

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	9900	C	AC NON-AG	100		A-1	0.00	0.00	20.76	AC		1.00	1.00	1.00	9,000.00	9,000.00	186,840							

REVIEW DATE 10/02/2017 BY DF Total Acres: 22.76 Total Land Value: 204,840 Market: 0 Agricultural: 0 Common: 204,840 PRINTED 06/09/2026 BY SYS

COMM SW COR OF NW1/4, RUN E 40 F
CR-131 FOR POB, N ALONG R/W 100
1201.58 FT, N 361.44 FT, E 1388.

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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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

REVIEW DATE 10/02/2017 BY DF Total Acres: 22.76 Total Land Value: 204,840 Market: 0 Agricultural: 0 Common: 204,840 PRINTED 06/09/2026 BY SYS