COMM NW COR OF SW1/4, RUN E
40 FT TO E R/W CR-131, RUN S
370.05 FT FOR POB, E 2606.49

GABBARD JESSICA
10279 SW TUSTENUGGEE RD
LAKE CITY, FL 32024

# 2027

05-6S-17-09607-004

## BUILDING CHARACTERISTICS

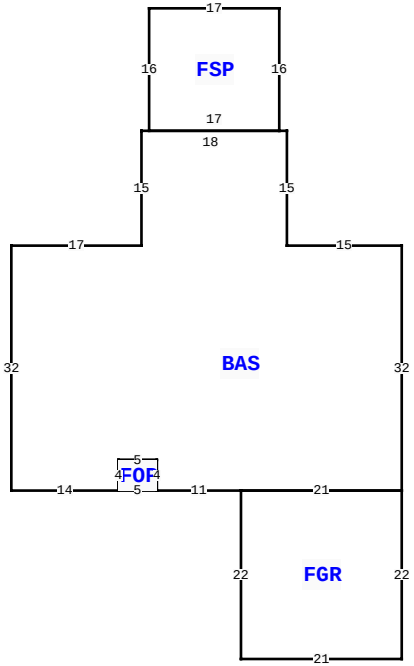
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 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 | 5000 | IMPROVED AG |
| 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 | 1,897 | 100 | | 1,897 | 176,722 |
| FGR | 462 | 55 | | 254 | 23,662 |
| FOP | 20 | 30 | | 6 | 559 |
| FSP | 272 | 40 | | 109 | 10,154 |
| TOTALS | 2,651 | | | 2,266 | 211,098 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,266 | 114.4440 | 125.89 | 285,267 | 1999 | 1999 | 0 | 0 | 0 | 26.00 | 74.00 |

1 SINGLE FAM 100% - 2005 Heated Area: 1897 HX Base Yr 2005




10279 SW TUSTENUGGEE AVE, LAKE CITY

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

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | 192.00 | UT | 7.50 | 7.50 | 100 | 1999 | 1999 | 3 | 100 | 1,440 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 583.00 | UT | 2.00 | 2.00 | 100 | 1999 | 1999 | 3 | 100 | 1,166 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0327 | STABLES-SM | 0 | 100 | 44 | 48 | 2,112.00 | UT | 2.50 | 2.50 | 100 | 2004 | 2004 | 3 | 100 | 5,280 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 100 | 2004 | 2004 | 3 | 100 | 1,440 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 4.00 | UT | 100.00 | 100.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 7 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 8 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 9 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 10 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 211,098 |
| TOTAL MARKET OB/XF VALUE | | 18,126 |
| TOTAL LAND VALUE - MARKET | | 191,070 |
| TOTAL MARKET VALUE | | 246,068 |
| SOH/AGL Deduction | | 71,462 |
| ASSESSED VALUE | | 174,606 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 123,195 |
| TOTAL JUST VALUE | | 420,294 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 424,133 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046356 | Roof Replacement | 14,000 | 01/24/2023 |
| 15769 | SFR | 305 | 07/12/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1423/0508 | 10/26/2020 | QC | U | I | 30 | 100 |
| GRANTOR: JESSICA VIGNA AKA JES | | | | | | |
| GRANTEE: JESSICA GABBARD | | | | | | |
| 1031/0893 | 11/19/2004 | WD | Q | I | | 312,500 |
| GRANTOR: HUFFMAN | | | | | | |
| GRANTEE: VIGNA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 N15 W1 FSP= N16 W17 S16 E17$ W18 S15 W17 S32 E14
FOP= E5 N4 W5 S4$ N4 E5 S4 E11 FGR= S22 E21 N22 W21 $ E21
N32$.

## LAND DESCRIPTION

TOTAL OB/XF 17,526

| 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 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.25 | 9,000.00 | 11,250.00 | 11,250 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 19.98 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 5,594 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 19.98 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 179,820 | | | | | | | |

REVIEW DATE 04/05/2023 BY jerry Total Acres: 20.98 Total Land Value: 16,844 Market: 179,820 Agricultural: 5,594 Common: 11,250 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SW1/4, RUN E
40 FT TO E R/W CR-131, RUN S
370.05 FT FOR POB, E 2606.49

**GABBARD JESSICA**
10279 SW TUSTENUGGEE RD
LAKE CITY, FL 32024

**2027**

**05-6S-17-09607-004**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
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| TOTAL JUST VALUE | | 420,294 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 424,133 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: JESSICA VIGNA AKA JES | | | | | | |
| GRANTEE: JESSICA GABBARD | | | | | | |
| 1031/0893 | 11/19/2004 | WD | Q | I | | 312,500 |
| GRANTOR: HUFFMAN | | | | | | |
| GRANTEE: VIGNA | | | | | | |

## 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 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 12 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 600

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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