

COMM SW COR OF NW1/4, RUN E 40 F  
CR-131, S 108.35 FT FOR POB, CON  
2606.49 FT, N 300.93 FT, W 2601.

GABBARD JESSICA A  
10279 SW TUSTENUGGEE AVE  
LAKE CITY, FL 32024

2026

05-6S-17-09607-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	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
BAS	924	100	
TOTALS	924		20,602

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MOBILE HME	0%	- 2024		55.74	51,504	1993	1993	0	0	60.00	40.00		
				Heated Area: 924					HX Base Yr					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			20,602
TOTAL MARKET OB/XF VALUE			7,975
TOTAL LAND VALUE - MARKET			152,100
TOTAL MARKET VALUE			102,197
SOH/AGL Deduction			0
ASSESSED VALUE			102,197
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			102,197
TOTAL JUST VALUE			180,677
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/1952	8/21/2023	WD	U	I	30	108,000
GRANTOR: ROBERTS JAMES BRYANT						
GRANTEE: GABBARD JESSICA A						
1361/2011	5/17/2018	QC	U	I	11	100
GRANTOR: ROBERT L & CYNTHIA A						
GRANTEE: JAMES BRYANT ROBERT						

EXTRA FEATURES																
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	0070	CARPOT UF	0	0	18	25	450.00	UT	1.50	100	2017	2017	3	100	675	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	

10159 SW TUSTENUGGEE AVE, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/07/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W66 S14 E66 N14\$.			

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	0200	C	MBL HM	0			0.00	0.00	7.90	AC		1.00	1.00	1.00	9,000.00	9,000.00	71,100							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							