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

2027

05-6S-17-09607-005

BUILDING CHARACTERISTICS

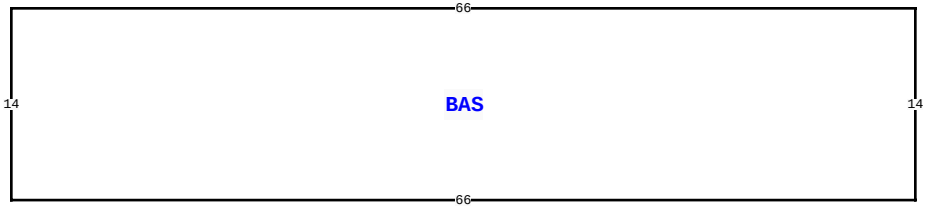
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	92.9000	55.74	51,504	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr



10159 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	0070	CARPORT UF	0	0	18	25	450.00	UT	1.50	1.50	100	2017	2017	3	100	675	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,975

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	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							

REVIEW DATE 10/02/2023 BY ME Total Acres: 16.90 Total Land Value: 73,620 Market: 81,000 Agricultural: 2,520 Common: 71,100 PRINTED 11/17/2026 BY SYS