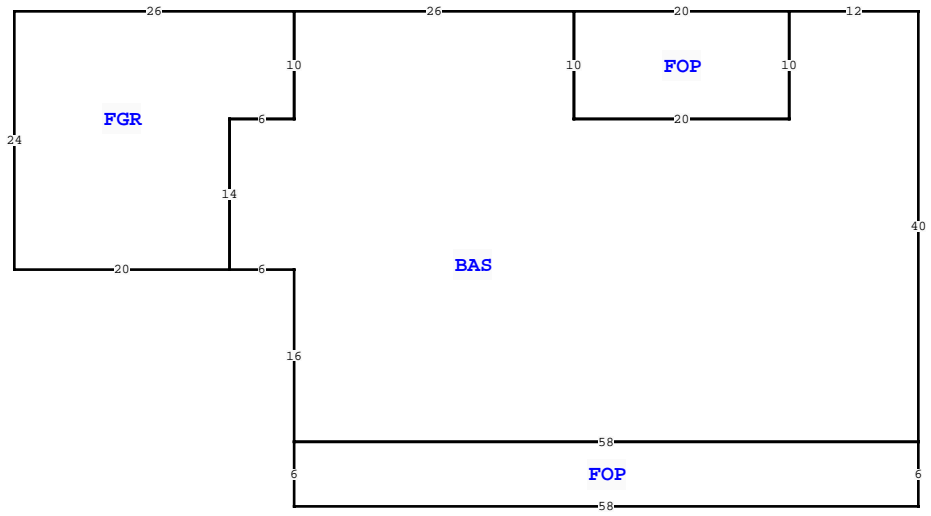


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	100
Quality	07	07	
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
BAS	2,204	100	
FGR	540	55	
FOP	200	30	
FOP	348	30	
TOTALS	3,292		

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% - 2025									
Heated Area: 2204 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		349,550	
TOTAL MARKET OB/XF VALUE		48,582	
TOTAL LAND VALUE - MARKET		65,130	
TOTAL MARKET VALUE		463,262	
SOH/AGL Deduction		102,368	
ASSESSED VALUE		360,894	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		309,483	
TOTAL JUST VALUE		463,262	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		452,384	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38707	POOL	0	10/08/2019
38707	POOL	0	10/08/2019
37324	SFR	1,126	10/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1594	11/01/2024	WD Q	Q	I	01	585,000
GRANTOR: VARNON DAVID LAWRENCE						
GRANTEE: LONG SHANNON						
1487/269	3/24/2023	WD Q	Q	I	01	545,000
GRANTOR: PATTON FAMILY TRUST D						
GRANTEE: VARNON DAVID LAWREN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0031	BARN, MT AE	0	100	24	24	576.00	UT	15.00	100	2019
2	0060	CARPORT F	0	100	24	35	840.00	UT	10.00	100	2019
3	0296	SHED METAL	0	100	12	24	288.00	UT	15.00	100	2019
4	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	100	2019
5	0120	CLFENCE 4	0	100	0	0	100.00	UT	5.50	100	2019
6	0166	CONC, PAVMT	0	100	0	0	1,125.00	UT	2.00	100	2019

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
9663 SW TUSTENUGGEE AVE, LAKE CITY											
BLD DATE: 05/06/2026 MLU											
LGL DATE: 05/06/2026 MLU											
LAND DATE: 05/06/2026 MLU											
AG DATE: 05/06/2026 MLU											
INC DATE: 05/06/2026 MLU											
TOTAL OB/XF VALUE: 48,582											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W12 FOP= W20 S10 E20 N10\$ S10 W20 N10 W26 FGR= W26 S24 E20 N14 E6 N10 \$ S10 W6 S14 E6 S16 FOP= S6 E58 N6 W58\$ E58 N40\$.											

LAND DESCRIPTION											
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	5.01	AC	1.00