LOT 2 HIDDEN OAKS SUBDIVISION.

ORB 803-005, 948-677, WD 1196-66

WILLIAMS GREGORY K
10465 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

05-6S-17-09608-102

BUILDING CHARACTERISTICS

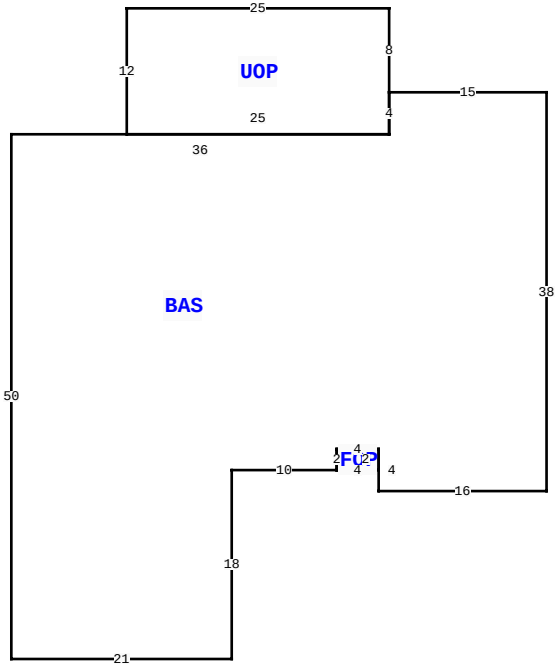
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100		2,094	182,329
FOP	8	30		2	174
UOP	300	20		60	5,224
TOTALS	2,402			2,156	187,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	116.8398	128.52	277,089	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 2011 Heated Area: 2094 HX Base Yr 2011



10465 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	3	68	204.00	UT	1.50	1.50	100	1995	1995	3	100	306	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	187,728
TOTAL MARKET OB/XF VALUE	4,506
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	257,234
SOH/AGL Deduction	78,854
ASSESSED VALUE	178,380
TOTAL EXEMPTION VALUE	HX HB 13 178,380
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	257,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,652

SALE:1:1: LOT 2 HIDDEN OAKS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052313	Remodel	15,500	02/13/2025
000044584	Roof Replacement	10,500	06/02/2022
9471	SFR	270	03/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/0748	6/10/2010	WD	U	I	11	100
GRANTOR: PEDRO A & LUZ N BARAN						
GRANTEE: GREGORY K WILLIAMS						
1196/0662	6/10/2010	WD	Q	I	01	187,500
GRANTOR: PEDRO A & LUZ N BARAN						
GRANTEE: GREGORY K WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N8 W25 S12 E25N4$ S4 W36 S50 E21 N18 E10 FOP= E4 N2 W4 S2$ N2 E4 S4 E16 N38$.

LAND DESCRIPTION

TOTAL OB/XF 4,506

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		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 03/24/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS