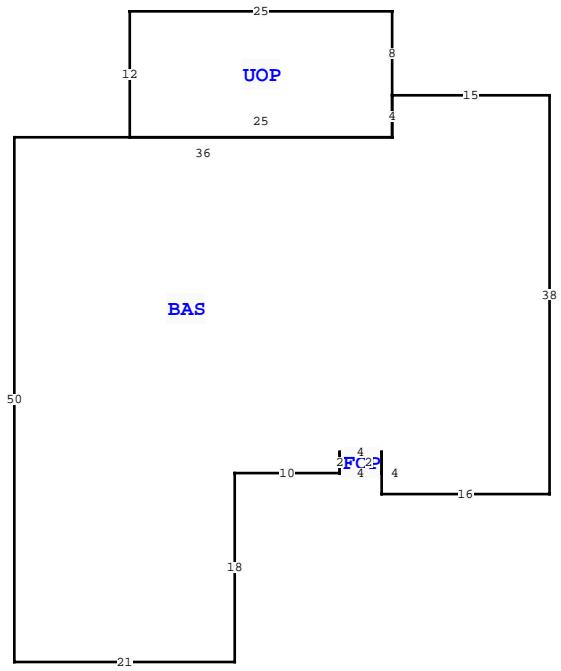


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 70	
Exterior Wall	31	VINYL SID 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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
BAS	2,094	100	
FOP	8	30	
UOP	300	20	
TOTALS	2,402		

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% - 2011			282,134	1995	1995	0	0	32.25	67.75
Heated Area: 2094 HX Base Yr 2011											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		191,146	
TOTAL MARKET OB/XF VALUE		4,506	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		260,652	
SOH/AGL Deduction		87,468	
ASSESSED VALUE		173,184	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		116,773	
TOTAL JUST VALUE		260,652	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,671	

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						

EXTRA FEATURES		10465 SW TUSTENUGGEE AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100 3 68
2	0166	CONC, PAVMT	0 100 0 0
3	0060	CARPORT F	0 100 0 0
4	0294	SHED WOOD/	0 100 0 0
5	0251	LEAN TO W/	0 100 0 0
6	0252	LEAN-TO W/	0 100 0 0
7	0020	BARN, FR	0 100 0 0
8	0251	LEAN TO W/	0 100 0 0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100 3 68			204.00	UT	1.50	1.50	100	1995
2	0166	CONC, PAVMT	0 100 0 0			1.00	UT	0.00	0.00	100	2013
3	0060	CARPORT F	0 100 0 0			1.00	UT	0.00	0.00	100	2013
4	0294	SHED WOOD/	0 100 0 0			1.00	UT	0.00	0.00	100	2013
5	0251	LEAN TO W/	0 100 0 0			1.00	UT	0.00	0.00	100	2013
6	0252	LEAN-TO W/	0 100 0 0			1.00	UT	0.00	0.00	100	2013
7	0020	BARN, FR	0 100 0 0			1.00	UT	0.00	0.00	100	2013
8	0251	LEAN TO W/	0 100 0 0			1.00	UT	0.00	0.00	100	2013
TOTAL OB/XF 4,506											

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

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																						
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	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							