LOT 3 HIDDEN OAKS SUBDIVISION.
838-1758, LE 1546-1583,

LITTLE RUSSELL J SR/LITTLE BARBARA
10437 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

05-6S-17-09608-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

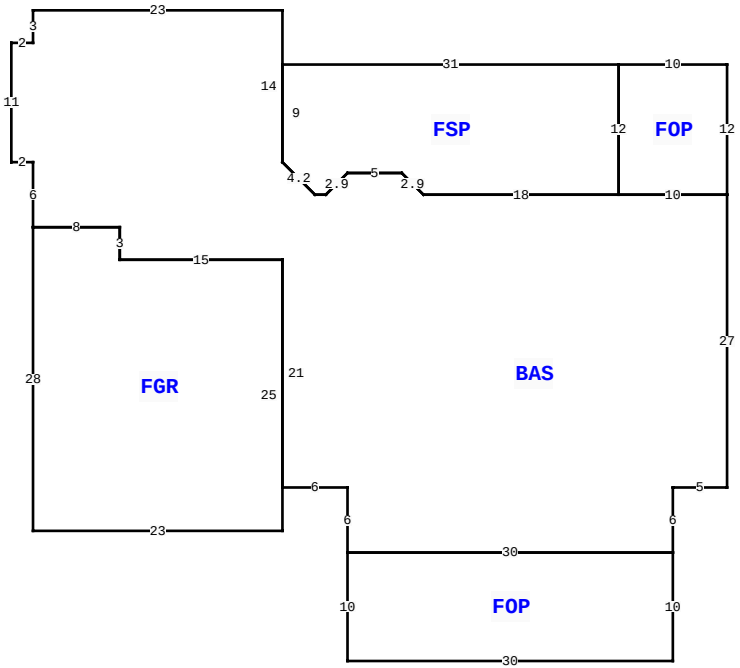
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	07	07
DOR CODE	5000	IMPROVED AG
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	1,833	100		1,833	202,105
FGR	599	55		329	36,275
FOP	120	30		36	3,970
FOP	300	30		90	9,923
FSP	354	40		142	15,657
TOTALS	3,206			2,430	267,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,430	136.1250	152.46	370,478	1998	1998	0	0	0	27.68	72.32

1 SINGLE FAM 100% - 1999 Heated Area: 1833 HX Base Yr 1999



10437 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE	07/11/1998	CM	LGL DATE	
XF DATE	07/11/1998	MO	LAND DATE	04/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		267,930
TOTAL MARKET OB/XF VALUE		20,340
TOTAL LAND VALUE - MARKET		112,320
TOTAL MARKET VALUE		300,484
SOH/AGL Deduction		114,821
ASSESSED VALUE		185,663
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,252
TOTAL JUST VALUE		400,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31023	MAINT/ALTR	75	05/09/2013
13511	SFR	285	01/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1583	8/01/2025	LE	U	I	14	100
GRANTOR: LITTLE RUSSELL J AKA						
GRANTEE: LITTLE RUSSELL JR (						
0838/1758	4/30/1997	WD	Q	V		30,000
GRANTOR: LEUDERABERT						
GRANTEE: LITTLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S3 W2 S11 E2 S6 FGR= S28 E23 N25 W15 N3 W8$ E8 S3 E15 S21 E6 S6 FOP= S10 E30 N10 W30$ E30 N6 E5 N27 FOP= N12 W10 S12 E10$ W10 FSP= N12 W31 S9 D3 R3 E1 U2 R2 E5 R2 D2 E18$ W18 U2 L2 W5 L2 D2 W1 L3 U3 N14$.

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	0	0	1,149.00	UT	1.50	1.50	100	1998	1998	3	100	1,724	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0030	BARN,MT	0	0	30	40	1,200.00	UT	12.00	12.00	100	1998	1998	3	100	14,400	
4	0070	CARPORT UF	0	100	12	40	480.00	UT	4.20	4.20	100	1998	1998	3	100	2,016	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 20,340

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0			0.00	0.00	11.48	AC		1.00	1.00	1.00	280.00	280.00	3,214							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	11.48	AC		1.00	1.00	1.00	9,000.00	9,000.00	103,320							

REVIEW DATE 10/02/2017 BY DF Total Acres: 12.48 Total Land Value: 12,214 Market: 103,320 Agricultural: 3,214 Common: 9,000 PRINTED 03/25/2026 BY SYS