S1/2 OF NE1/4 LYING S & E OF ROS

451-818, WD 1108-1992,

BAILEY AUBREY W/BAILEY KELLY W
4044 SW TUSTENUGGEE
LAKE CITY, FL 32024

2026

06-5S-17-09132-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

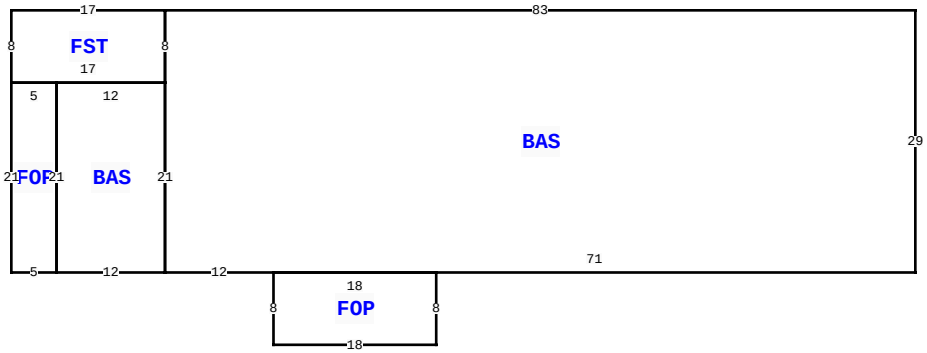
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	20,580
BAS	2,407	100		2,407	196,570
FOP	105	30		32	2,613
FOP	144	30		43	3,512
FST	136	55		75	6,125
TOTALS	3,044			2,809	229,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,809	110.2080	125.64	352,923	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2659 HX Base Yr



4044 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,400
TOTAL MARKET OB/XF VALUE		6,800
TOTAL LAND VALUE - MARKET		166,500
TOTAL MARKET VALUE		250,780
SOH/AGL Deduction		82,830
ASSESSED VALUE		167,950
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,539
TOTAL JUST VALUE		402,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W83 FST= W17 S8 E17 N8$ S8 BAS= W12 FOP= W5 S21 E5 N21$ S21 E12 N21$ S21 E12 FOP= S8 E18 N8 W18$E71 N29$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,800

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	280.00	280.00	10,080							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	162,000							

REVIEW DATE 07/27/2017 BY DF Total Acres: 37.00 Total Land Value: 14,580 Market: 162,000 Agricultural: 10,080 Common: 4,500 PRINTED 05/12/2026 BY SYS