COMM NE COR, W 964.65 FT FOR POB
FT, S 402.80 FT, E 367.98 FT, N
POB.

JONES JAMES/JONES ASHLEY
9764 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

06-6S-17-09613-004

BUILDING CHARACTERISTICS

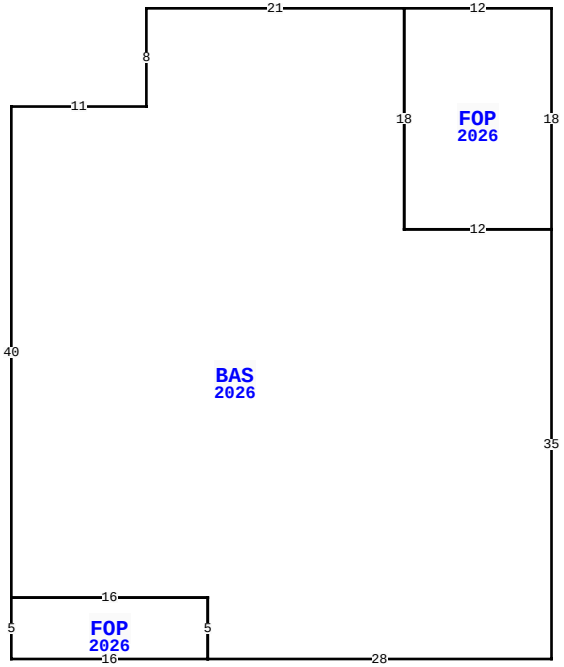
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100	2026	1,948	230,721
FOP	80	30	2026	24	2,843
FOP	216	30	2026	65	7,699
TOTALS	2,244			2,037	241,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	107.6700	118.44	241,262	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1948 HX Base Yr



346 SW LEO GLN, 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	0030	BARN,MT	0	0	0	0	1.00	UT	10,800.00	10,800.00	100	2025	2024		100	10,800	
2	0060	CARPORT F	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2025	2024		100	12,000	
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	6,500.00	6,500.00	100	2025	2024		100	6,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	241,262
TOTAL MARKET OB/XF VALUE	29,300
TOTAL LAND VALUE - MARKET	42,250
TOTAL MARKET VALUE	312,812
SOH/AGL Deduction	0
ASSESSED VALUE	312,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,812
TOTAL JUST VALUE	312,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050657	New Residential C	365,000	08/26/2024
000049946	Right-of-Way Acce		05/23/2024
000049940	Storage Building	65,000	05/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/945	7/26/2024	WD	U	V	11	100
GRANTOR: BRINGGER RICHARD D						
GRANTEE: JONES JAMES						
1510/2286	3/19/2024	WD	U	V	11	100
GRANTOR: BRINGGER RICHARD D						
GRANTEE: JONES JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=81,10] W21 S8 W11 S40 E16 S5 E28 N35 W12 N18 $
FOP=[YR=2026;ORIG=81,10] E12 S18 W12 N18 $
FOP=[YR=2026;ORIG=49,58] E16 S5 W16 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 29,300

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	0					3.38	AC		1.00	1.00	1.00	12,500.00	12,500.00	42,250							

REVIEW DATE 04/15/2026 BY robin Total Acres: 3.38 Total Land Value: 42,250 Market: 0 Agricultural: 0 Common: 42,250 PRINTED 11/17/2026 BY SYS