COMM SE COR OF NE 1/4, W 40 FT T
642.09 FT, N 678.98 FT, E 642.09
TO POB.

FEAGLE WINNIE NELL REVOCABLE TRUST DATED JANUARY 4
10150 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

06-6S-17-09615-002

BUILDING CHARACTERISTICS

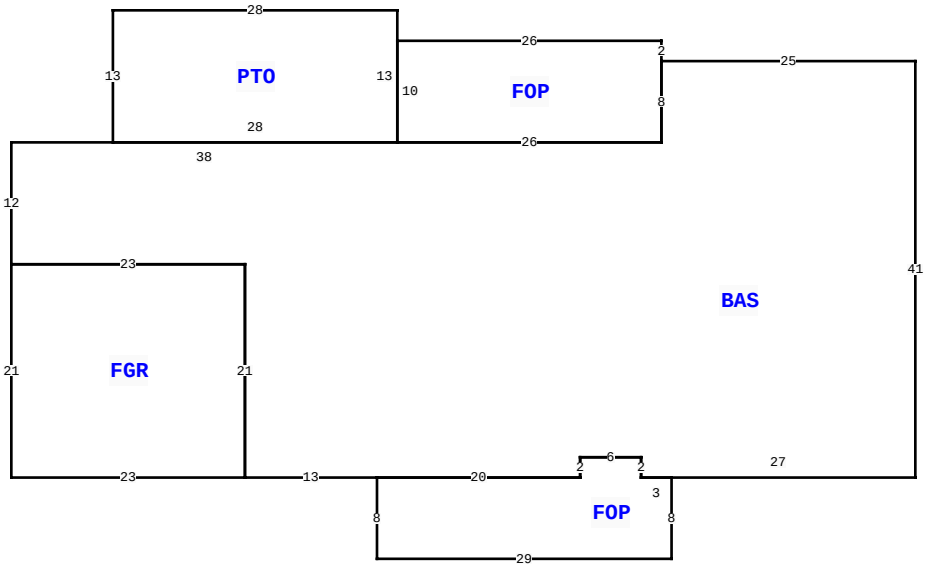
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
DOR CODE	5000	IMPROVED AG
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	2,642	100		2,642	213,907
FGR	483	55		266	21,536
FOP	244	30		73	5,910
FOP	260	30		78	6,315
PTO	364	5		18	1,457
TOTALS	3,993			3,077	249,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,077	113.2400	124.56	383,271	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2642 HX Base Yr



10150 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	249,126
TOTAL MARKET OB/XF VALUE	3,340
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	265,989
SOH/AGL Deduction	120,732
ASSESSED VALUE	145,257
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	43,846
TOTAL JUST VALUE	362,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2253	11/09/2023	LE	U	I	14	100
GRANTOR: FEAGLE WINNIE NELL AK						
GRANTEE: FEAGLE WINNIE NELL						
1482/1170	1/04/2023	WD	U	I	11	100
GRANTOR: FEAGLE WINNIE N AKA W						
GRANTEE: FEAGLE WINNIE NELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N2 W26 S10 E26 N8$ S8 W26 PTO= N13 W28 S13 E28$ W38 S12FGR= S21 E23 N21 W23$ E23 S21 E13 FOP= S8 E29 N8 W3 N2 W6 S2 W20$ E20 N2E6 S2 E27 N41$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2008	2008	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 3,340

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							

REVIEW DATE 10/03/2017 BY DF Total Acres: 10.01 Total Land Value: 13,523 Market: 99,110 Agricultural: 2,523 Common: 11,000 PRINTED 11/17/2026 BY SYS