BEG NW COR OF NE1/4 OF SE1/4 E 1
TO W R/W OF CR 131, S 300.26 FT,
FT, S 98.32 FT, W 291.72 FT, N 3

ANDREWS BRIAN J/ANDREWS SARAH K
10170 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

06-6S-17-09615-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

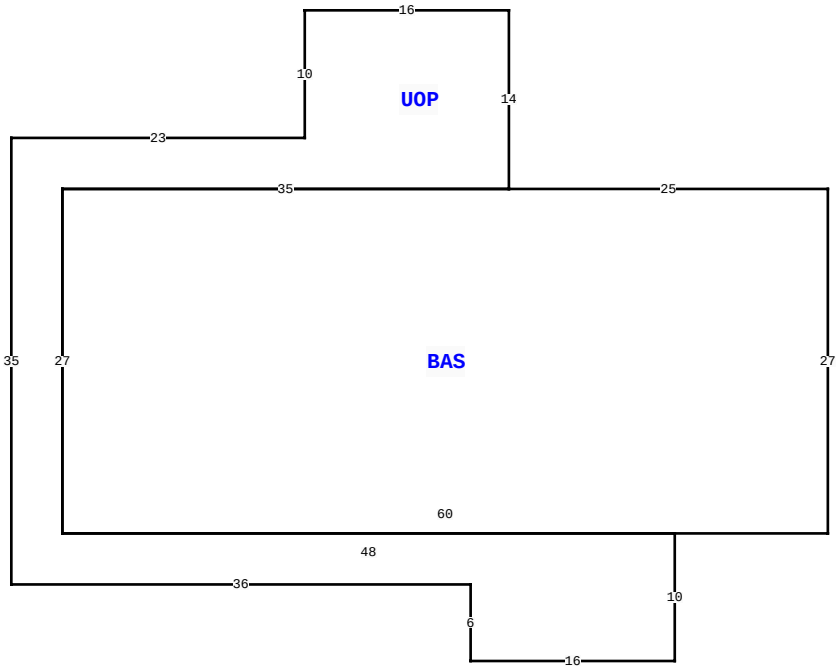
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 6617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	120,449
UOP	728	25		182	13,532
TOTALS	2,348			1,802	133,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,802	113.9000	109.34	197,031	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2019 Heated Area: 1620 HX Base Yr 2019



10170 SW TUSTENUGGEE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,981
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		115,830
TOTAL MARKET VALUE		250,411
SOH/AGL Deduction		118,075
ASSESSED VALUE		132,336
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,925
TOTAL JUST VALUE		250,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048814	Roof Replacement	12,500	12/08/2023
000047940	Electrical Servic	0	08/21/2023
29131	M H	636	01/18/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0340	10/22/2018	WD	Q	I	01	141,600
GRANTOR: WILLIAM M NASH						
GRANTEE: BRIAN J & SARAH K A						
1371/0338	10/22/2018	WD	U	V	11	100
GRANTOR: JANET F SCHAAFSMA & W						
GRANTEE: WILLIAM M NASH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N14 W16 S10 W23 S35 E36 S6 E16 N10 W48 N27 E35$ W35 S27 E60 N27$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.16	AC		1.00	1.00	1.25	11,000.00	13,750.00	15,950							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.08	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,880							

REVIEW DATE 02/12/2024 BY JS Total Acres: 10.24 Total Land Value: 115,830 Market: 0 Agricultural: 0 Common: 115,830 PRINTED 05/12/2026 BY SYS