

LOT 10 TUSTENUGGEE RIDGE S/D.
ORB 769-743,866-2536.WD 1130-
371,CT 1175-957,SWD 1185-768

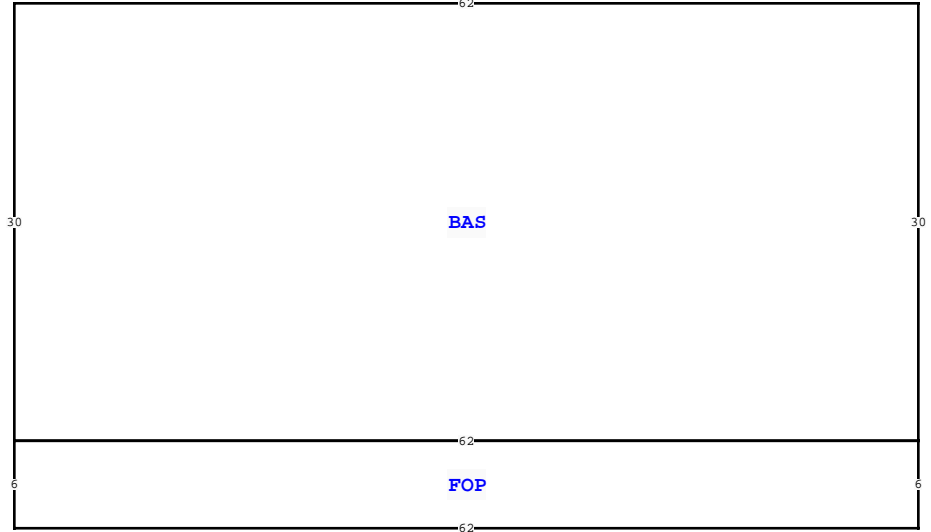
QUEEN LACY RAY JR
529 OLD MILL RD
MONTEBELLO, VA 24464

2026

07-6S-17-09621-110

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	
FOP	372	30	
TOTALS	2,232		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0		262,611	1999	1999	0	0	26.00	74.00		
			Heated Area:	1860				HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			194,332
TOTAL MARKET OB/XF VALUE			6,900
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			266,232
SOH/AGL Deduction			19,421
ASSESSED VALUE			246,811
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			246,811
TOTAL JUST VALUE			266,232
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,858
LAND:1:1: 5.15 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046001	Roof Replacement	21,000	11/29/2022
28558	M H	325	05/12/2010
21044	M H	125	09/05/2003
14512	SFR	355	09/14/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/0768	10/08/2009	WD	Q	I	01	128,500
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: LACY RAY QUEEN JR						
1175/0957	6/03/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017
TOTALS												

BUILDING NOTES			
11380 SW TUSTENUGGEE AVE, FORT WHITE			
BLD DATE		LGL DATE	05/07/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING DIMENSIONS			
BAS= W62 S30 FOP= S6 E62 N6 W62\$ E62 N30\$.			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	328.00	683.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								