COMM INTERS OF CL CR-240 WITH C/
S 520.25 FT, E 40 FT FOR POB, CO
FT, S 3 DEG 256.22 FT, S 84 DEG

SHINDELBOWER QUINCY F/SHINDELBOWER MINDY L
4973 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

08-5S-17-09161-001

BUILDING CHARACTERISTICS

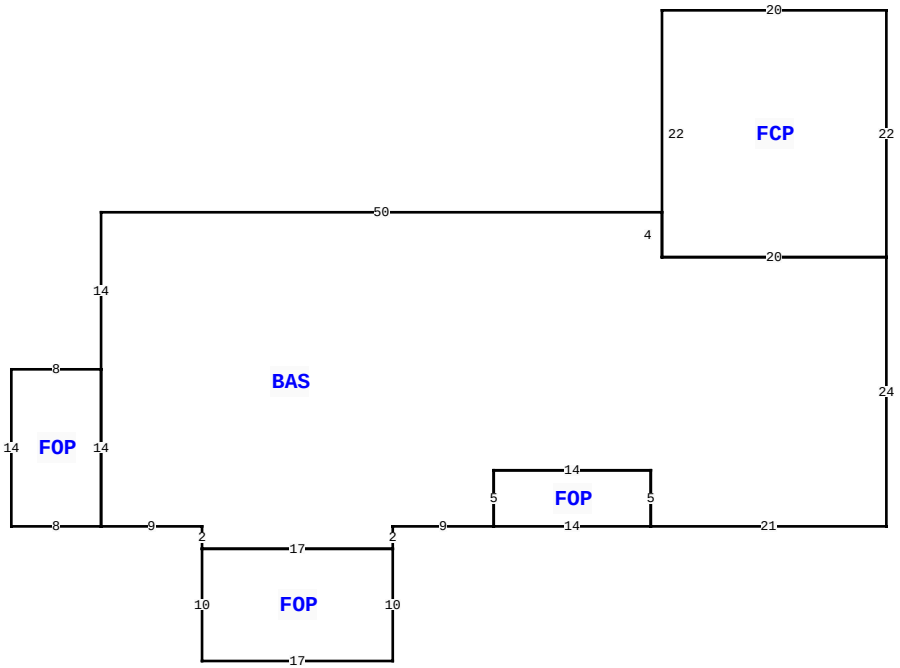
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100		1,844	155,063
FCP	440	25		110	9,250
FOP	70	30		21	1,766
FOP	112	30		34	2,859
FOP	170	30		51	4,289
TOTALS	2,636			2,060	173,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,060	117.6120	129.37	266,502	1952	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1844 HX Base Yr 2021



4973 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	173,226
TOTAL MARKET OB/XF VALUE	17,200
TOTAL LAND VALUE - MARKET	22,140
TOTAL MARKET VALUE	212,566
SOH/AGL Deduction	49,666
ASSESSED VALUE	162,900
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	111,489
TOTAL JUST VALUE	212,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043692	STORAGE BUILDING	13,000	02/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1182	12/03/2020	WD	U	I	30	165,000
GRANTOR: FRENCH DEBORAH A						
GRANTEE: SHINDELBOWER QUINCY						
1022/2920	7/23/2004	WD	Q	I		105,000
GRANTOR: CENDANT MOBILITY GOVE						
GRANTEE: DEBORAH A & WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S14 FOP= W8 S14 E8N14$ S14 E9 S2 FOP= S10 E17 N10 W17$ E17 N2 E9 FOP= E14 N5 W14 S5$ N5 E14 S5 E21 N24 FCP= N22 W20 S22 E20$ W20 N4$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0040	BARN,POLE	0	100	40	60	2,400.00	UT	7.00	7.00	100	2023	2022		100	16,800	

LAND DESCRIPTION

TOTAL OB/XF 17,200

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	1.23	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,140							

REVIEW DATE 03/17/2022 BY JB Total Acres: 1.23 Total Land Value: 22,140 Market: 0 Agricultural: 0 Common: 22,140 PRINTED 11/17/2026 BY SYS