LOTS 11 & 20 WOODHAVEN S/D UNIT
465-139, 793-1795, DC 1451-2439,

TUNING GEORGE/TUNING FRANCES
164 SE CUSTER WAY
LAKE CITY, FL 32025

2027

09-4S-17-08300-083

BUILDING CHARACTERISTICS

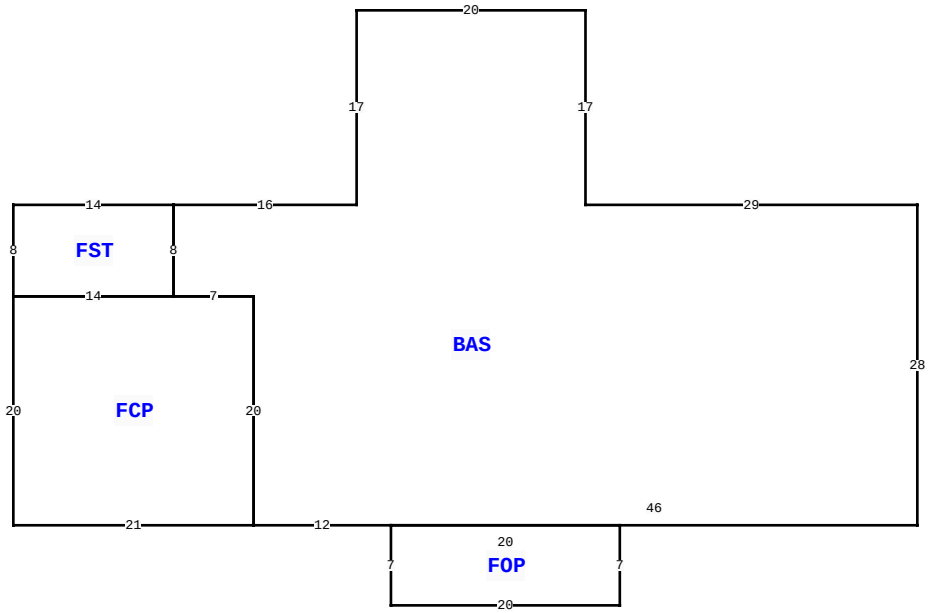
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100		2,020	168,117
FCP	420	25		105	8,739
FOP	140	30		42	3,496
FST	112	55		62	5,160
TOTALS	2,692			2,229	185,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,229	116.4000	128.04	285,401	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2020 HX Base Yr 1995



164 SE CUSTER WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		185,511
TOTAL MARKET OB/XF VALUE		17,936
TOTAL LAND VALUE - MARKET		33,300
TOTAL MARKET VALUE		236,747
SOH/AGL Deduction		99,876
ASSESSED VALUE		136,871
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,460
TOTAL JUST VALUE		236,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056407	Remodel	10,826	08/24/2026
25271	MAINT/ALTR	100	12/04/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2621	5/31/2022	LE	U	I	14	100
GRANTOR: TUNING GEORGE						
GRANTEE: TUNING GEORGE						
0793/1795	7/28/1994	WD	Q	I		86,000
GRANTOR: MERLYN GLENN BAS & JA						
GRANTEE: GEORGE & SHARON D T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N17 W20 S17 W16 FST= W14 S8 E14 N8$ S8 FCP= W14 S20 E21 N20 W7$ E7 S20 E12FOP= S7 E20 N7 W20$ E46 N28$.

LAND DESCRIPTION

TOTAL OB/XF 17,936

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		00	0.00	0.00	2.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	33,300							

REVIEW DATE 04/10/2017 BY BC Total Acres: 0.79 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 11/17/2026 BY SYS