

AKA LOTS 26 & 33 TUSTENUGEE PLAN
 UNREC: BEG NE COR, RUN W 659.27
 FT, E 659.66 FT, N 1324.30 FT TO

LITTLE RUSSELL J SR/LITTLE BARBARA A
 10437 SW TUSTENUGEE AVE
 LAKE CITY, FL 32024

2026

13-6S-16-09696-126



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 180,000 TOTAL MARKET VALUE 128,670 SOH/AGL Deduction 44,831 ASSESSED VALUE 83,839 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 83,839 TOTAL JUST VALUE 180,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 180,000											
																				SALE:2:1: \$115,000 SALE IS FOR LOTS 26,32 & 33 LAND:1:1: 2 TEN AC LOTS (26 & 33)											
DOR CODE 5500										TIMBERLAND 80-89																					
MAP NUM										MKT AREA 02																					
NEIGHBORHOOD/LOC 18617.010										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
EXTRA FEATURES																															
L N	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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	445.00	445.00	2,670														
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,000														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.00 Total Land Value: 128,670 Market: 54,000 Agricultural: 2,670 Common: 126,000 PRINTED 05/13/2026 BY SYS																															