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 TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

13-6S-16-09696-126

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	128,670
SOH/AGL Deduction	36,714
ASSESSED VALUE	91,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,956
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)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1583	8/01/2025	LE	U	I	14	100
GRANTOR: LITTLE RUSSELL J AKA						
GRANTEE: LITTLE RUSSELL JR (						
1352/2681	2/02/2018	WD	Q	V	05	105,000
GRANTOR: JOHN JR & KAREN A BER						
GRANTEE: RUSSELL J SR & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 11/17/2026 BY SYS