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

**2026**

**13-6S-16-09696-126**

## COLUMBIA COUNTY PROPERTY



### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### 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)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

### 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 | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 04/08/2025 BY MLU Total Acres: 20.00 Total Land Value: 128,670 Market: 54,000 Agricultural: 2,670 Common: 126,000 PRINTED 01/12/2026 BY SYS