W1/2 OF NE1/2 & E1/2 OF NW1/4.

458-99, 610-527, WD 1322-1766, T

DICKS ROOSEVELT LIVING TRUST
5797 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

17-5S-17-09277-000

BUILDING CHARACTERISTICS

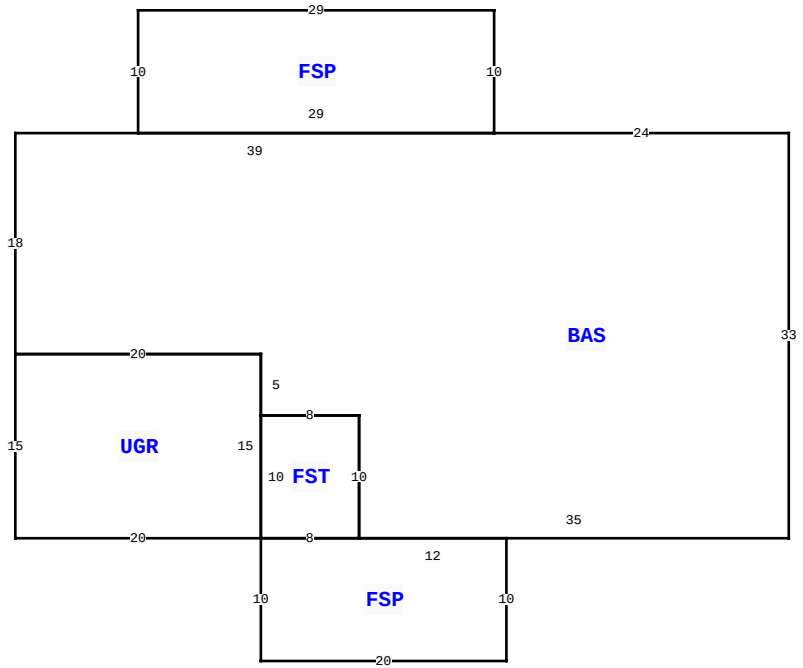
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100		1,699	142,174
FSP	200	40		80	6,694
FSP	290	40		116	9,707
FST	80	55		44	3,682
UGR	300	45		135	11,297
TOTALS	2,569			2,074	173,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	114.9450	128.74	267,007	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1699 HX Base Yr



5797 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	173,555
TOTAL MARKET OB/XF VALUE	21,800
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	248,250
SOH/AGL Deduction	0
ASSESSED VALUE	248,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,250
TOTAL JUST VALUE	995,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	915,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052447	Electrical Servic	0	02/27/2025
40142	ELECTRICAL	0	07/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/1164	5/16/2019	TR	U	V	30	100
GRANTOR: ROOSEVELT & TRAVIS DI						
GRANTEE: ROOSEVELT & TRAVIS						
1322/1766	9/22/2016	WD	U	V	30	100
GRANTOR: ROOSEVELT & JOANN C D						
GRANTEE: ROOSEVELT & TRAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N10 W29 S10 E29$ W39 S18 UGR= S15 E20 N15W20$ E20 S5 FST= S10 E8 N10 W8$ E8 S10 FSP= W8 S10 E20 N10 W12$ E35 N33$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0252	LEAN-TO W/	0	0	10	30	300.00	UT	2.00	2.00	100	1993	1993	3	100	600	
5	0040	BARN,POLE	0	0	20	60	1,200.00	UT	2.50	2.50	100	1993	1993	3	100	3,000	
6	0040	BARN,POLE	0	0	20	40	1,200.00	UT	8.00	8.00	100	1993	1993	3	100	9,600	
7	0030	BARN,MT	0	0	20	30	600.00	UT	10.00	10.00	100	1993	1993	3	100	6,000	
8	0252	LEAN-TO W/	0	0	10	30	300.00	UT	2.00	2.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 21,800

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	370.00	370.00	29,600							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
3	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	25.00	25.00	375							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	64.00	AC		1.00	1.00	1.00	280.00	280.00	17,920							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	795,000							

REVIEW DATE 07/28/2020 BY BC Total Acres: 160.00 Total Land Value: 52,895 Market: 795,000 Agricultural: 47,895 Common: 5,000 PRINTED 06/22/2026 BY SYS