

COMM NE COR OF NW1/4 OF SW1/4, W
R/W OF SW TUSTENUGGEE AVE, S 349
282.63 FT FOR POB, CONT S 598.19

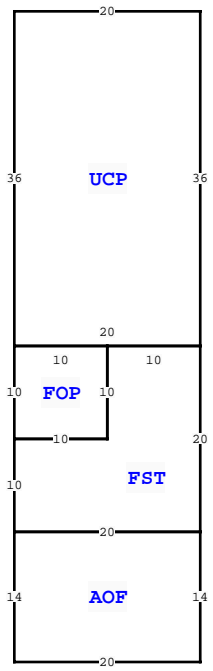
O'NEAL JOHN G/O'NEAL BRANDI D
260 SW BARRS GLN
LAKE CITY, FL 32024

2026

17-5S-17-09278-000
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8801	04	632	80.9865	29.97	18,941	1993	1993	0	0	50.00	50.00		
1 C B MISC 0% - 2022 Heated Area: 280 HX Base Yr													



Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
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
AOF	280	110		308	4,616
FOP	100	30		30	450
FST	300	50		150	2,248
UCP	720	20		144	2,158
TOTALS	1,400			632	9,470

6262 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	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

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	0					8.18	AC		1.00	1.00	1.00	9,000.00	9,000.00	73,620							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		9,470	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		82,620	
TOTAL MARKET VALUE		92,090	
SOH/AGL Deduction		24,628	
ASSESSED VALUE		67,462	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		67,462	
TOTAL JUST VALUE		92,090	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,204	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049056	New Residential C	420,000	01/19/2024
000042686	Roof Replacement	5,000	09/03/2021
7058	STORAGE	0	04/16/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/849	2/28/2022	WD	U	I	11	100
GRANTOR: O'NEAL GREGORY J						
GRANTEE: O'NEAL JOHN G						
1431/995	2/18/2021	WD	U	I	30	135,000
GRANTOR: DANIELS KRIS P						
GRANTEE: O'NEAL GREGORY J						

BUILDING NOTES

BUILDING DIMENSIONS
UCP= N36 W20 S36 E20\$ FST= W10 FOP= W10 S10 E10 N10\$ S10 W10 S10 AOF= S14 E20 N14 W20\$ E20 N20\$.