

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

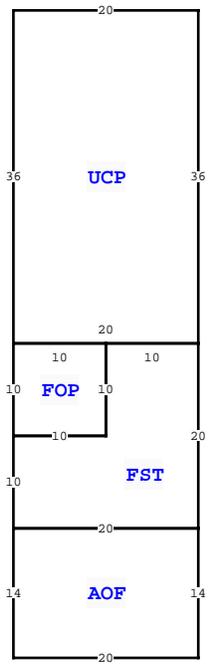
O'NEAL JOHN G/O'NEAL BRANDI D
260 SW BARRS GLN
LAKE CITY, FL 32024

2026

17-5S-17-09278-000
VALUATION SUMMARY PAGE 1 of 1

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		
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	4,739
FOP	100	30		30	462
FST	300	50		150	2,308
UCP	720	20		144	2,216
TOTALS	1,400			632	9,724

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	30.77	19,447	1993	1993	0	0	50.00	50.00
1 C B MISC 0% - 2022 Heated Area: 280 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		9,724
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		82,620
TOTAL MARKET VALUE		92,344
SOH/AGL Deduction		24,882
ASSESSED VALUE		67,462
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		67,462
TOTAL JUST VALUE		92,344
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						

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
6262 SW TUSTENUGGEE AVE, LAKE CITY																
BLD DATE: LGL DATE: 05/06/2026 MLU																
XF DATE: INC DATE: AG DATE:																

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\$.

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							