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
6262 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

17-5S-17-09278-000

BUILDING CHARACTERISTICS

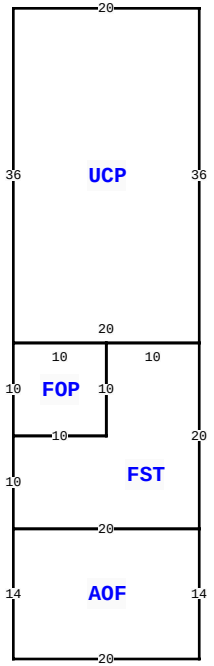
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story 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	4,616
FOP	100	30		30	450
FST	300	50		150	2,248
UCP	720	20		144	2,158
TOTALS	1,400			632	9,470

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	0	50.00	50.00

1 C B MISC 0% - 2022 Heated Area: 280 HX Base Yr



6262 SW TUSTENUGGEE AVE, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	0	1,200.00	UT	3.50	3.50	100	2027	2026		100	4,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	404,791
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	82,620
TOTAL MARKET VALUE	491,611
SOH/AGL Deduction	17,882
ASSESSED VALUE	473,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	473,729
TOTAL JUST VALUE	491,611
NCON VALUE	399,521
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,090

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$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	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							

REVIEW DATE 06/22/2026 BY HC Total Acres: 9.18 Total Land Value: 82,620 Market: 0 Agricultural: 0 Common: 82,620 PRINTED 11/16/2026 BY SYS

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

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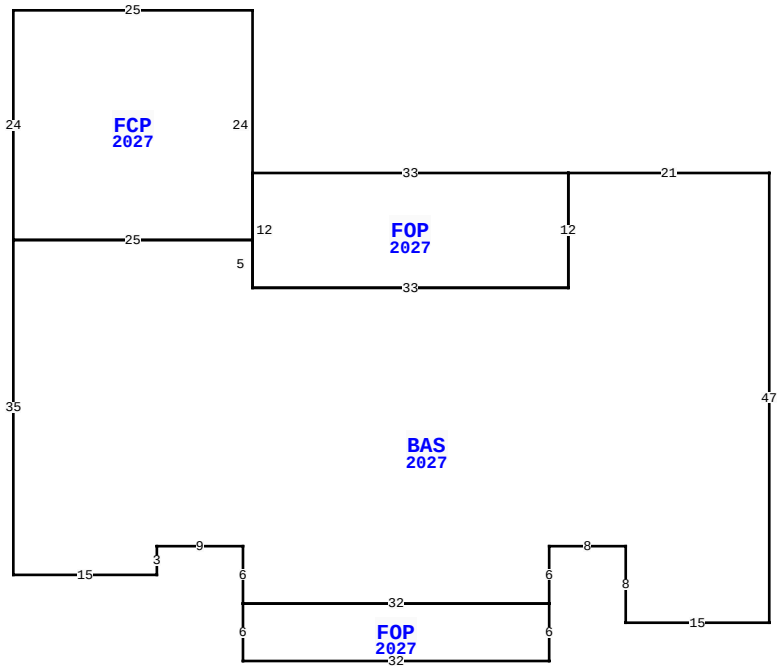
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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
BAS	2,867	100	2027	2,867	354,849
FCP	600	25	2027	150	18,566
FOP	192	30	2027	58	7,179
FOP	396	30	2027	119	14,729
TOTALS	4,055			3,194	395,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,194	112.5200	123.77	395,321	2026	2026	0	0	0	-1.00	100.00

2 SINGLE FAM 0% - 2027 Heated Area: 2867 HX Base Yr



6262 SW TUSTENUGGEE AVE, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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GRANTOR: DANIELS KRIS P						
GRANTEE: O'NEAL GREGORY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=-80,70] W21 S12 W33 N5 W25 S35 E15 N3 E9 S6 E32 N6 E8 S8 E15 N47 $
FCP=[YR=2027;ORIG=-159,53] E25 S24 W25 N24 $
FOP=[YR=2027;ORIG=-134,70] E33 S12 W33 N12 $
FOP=[YR=2027;ORIG=-135,121] E32 N6 W32 S6 $
.

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

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