COMM AT NE COR OF NW1/4 OD SW 1/
FT TO W R/W OF CR 131, RUN S ALO
FT FOR POB, CONT ALONG R/W 282.6

O'NEAL JOHN G/O'NEAL BRANDI D
6262 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

**2027**

**17-5S-17-09278-003**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 02

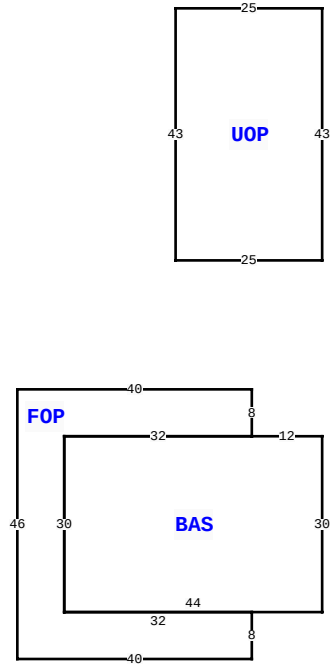
NEIGHBORHOOD/LOC 17517.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,320 | 100 | | 1,320 | 119,408 |
| FOP | 880 | 30 | | 264 | 23,882 |
| UOP | 1,075 | 20 | | 215 | 19,449 |
| TOTALS | 3,275 | | | 1,799 | 162,738 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,799 | 120.9320 | 133.03 | 239,321 | 1993 | 1993 | 0 | 0 | 0 | 32.00 | 68.00 |

1 SINGLE FAM 0% - 2022 Heated Area: 1320 HX Base Yr




6260 SW TUSTENUGGEE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 162,738 |
| TOTAL MARKET OB/XF VALUE | 2,000 |
| TOTAL LAND VALUE - MARKET | 25,100 |
| TOTAL MARKET VALUE | 189,838 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 189,838 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 189,838 |
| TOTAL JUST VALUE | 189,838 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 192,787 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1462/846 | 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

BAS= W12 FOP= N8 W40 S46 E40 N8 W32 N30 E32$ W32 S30 E44
N30$PTR=N30 UOP= N43 W25S43 E25$ S30$.

## 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,000

| 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 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | | | | 4.02 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 20,100 | | | | | | | |

REVIEW DATE 08/30/2017 BY BC Total Acres: 5.02 Total Land Value: 25,100 Market: 0 Agricultural: 0 Common: 25,100 PRINTED 11/17/2026 BY SYS