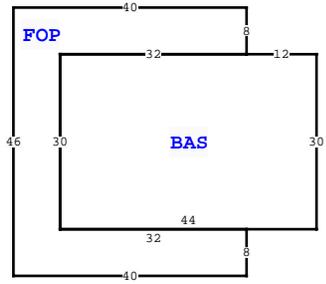
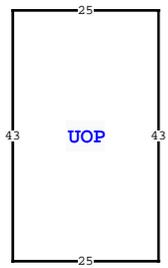




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	06	CUST PANEL	100
Interior Floo	12	HARDWOOD	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,320	100	
FOP	880	30	
UOP	1,075	20	
TOTALS	3,275		

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	137.86	248,010	1993	1993	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			168,647
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			25,100
TOTAL MARKET VALUE			195,747
SOH/AGL Deduction			0
ASSESSED VALUE			195,747
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			195,747
TOTAL JUST VALUE			195,747
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,223

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

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	DPH 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							