COMM SW COR OF SW1/4 OF NE1/4,
RUN E 25 FT TO E R/W CR-131,
N ALONG R/W 856.83 FT, E

JONES ANTWINE/JONES VEARICE S
787 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

20-4S-17-08579-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

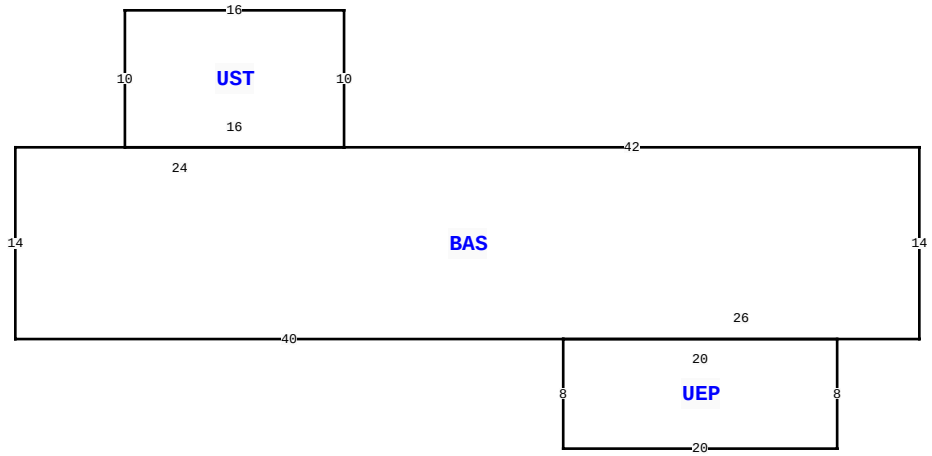
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,041
UEP	160	70		112	2,793
UST	160	45		72	1,795
TOTALS	1,244			1,108	27,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,108	103.9000	62.34	69,073	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 924 HX Base Yr 1995



787 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		27,629
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		51,429
SOH/AGL Deduction		24,321
ASSESSED VALUE		27,108
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,108
TOTAL JUST VALUE		51,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0623/0675	5/27/1987	WD	Q	V		2,400

GRANTOR: BELL IOLA

GRANTEE: JONES ANTWINE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= N10 W16 S10 E16$ W24 S14 E40 UEP= S8 E20 N8 W20$ E26 N14$.

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	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 05/17/2017 BY BC Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 01/12/2026 BY SYS