



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100 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	20417.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	416	100
BAS	1,252	100
FCP	267	25
FCP	624	25
FOP	60	30
UST	45	45
TOTALS	2,664	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,929	111.3560	126.95	244,887	1977	1977	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1668 HX Base Yr 1996

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,177
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		178,737
SOH/AGL Deduction		85,715
ASSESSED VALUE		93,022
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		36,611
TOTAL JUST VALUE		178,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21763	ADDN SFR	120	04/21/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0800/1098	1/13/1995	WD	U	I	35	43,000
GRANTOR: MARC & ANITA TENNBOE						
GRANTEE: STEVEN J & BARBARA						
0689/0080	6/15/1989	WD	U	V		28,500
GRANTOR: EMPIRE OF AMERICA						
GRANTEE: TENNEBOE						

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	0166	CONC, PAVMT	0	100	10	48	UT	2.00	2.00	100	2004	2004	3	100	960	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	500	
3	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	100	

TOTAL OB/XF											
439 SW TUSTENUGGEE AVE, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/08/2026		MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 S32 E18 FOP= E10 N6 W10 S6\$ N6 E26 FCP= E12 FCP= E24 N26 W24 S26\$ N21 UST= N5 W9 S5 E9\$ W9 N5 W3 S26\$ N26 BAS= E8 N16 W26 S16 E18\$ W18\$.											

LAND DESCRIPTION																								
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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							