COMM NW COR OF NW1/4 OF NE1/4, R
E R/W OF CR-131 FOR POB, RUN S 1
FT, N 153.04 FT TO N LINE SEC, C

CRNKOVICH STEVEN J
439 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

20-4S-17-08583-002

BUILDING CHARACTERISTICS

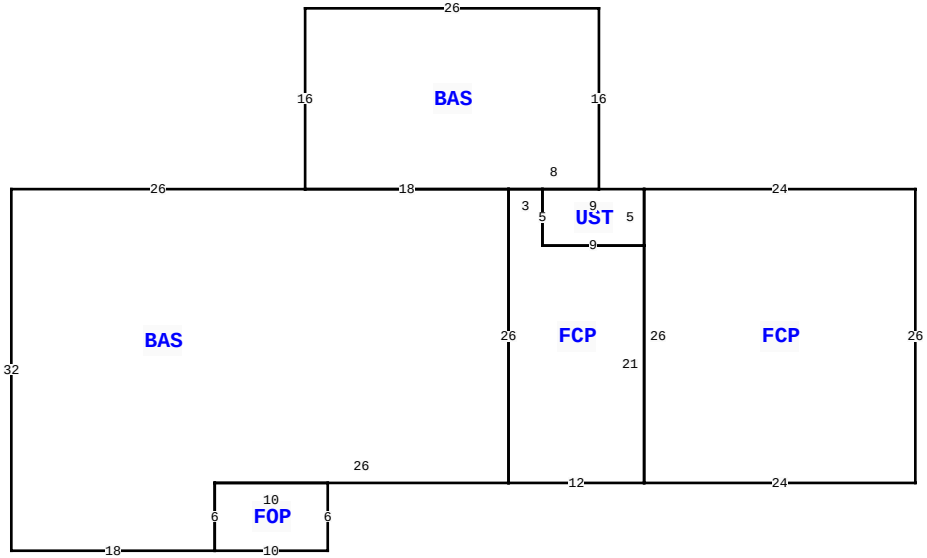
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100		416	33,121
BAS	1,252	100		1,252	99,682
FCP	267	25		67	5,335
FCP	624	25		156	12,420
FOP	60	30		18	1,433
UST	45	45		20	1,593
TOTALS	2,664			1,929	153,584

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	122.49	236,283	1977	1977	0	0	0	35.00	65.00

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



439 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,584
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		173,144
SOH/AGL Deduction		77,331
ASSESSED VALUE		95,813
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		39,402
TOTAL JUST VALUE		173,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,940

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						

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$.

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	100	10	48	480.00	UT	2.00	2.00	100	2004	2004	3	100	960	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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

REVIEW DATE 05/19/2017 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS