COMM AT SE COR OF N1/2 OF NE
1/4 OF SEC, RUN W 1416.88 FT,
N 360.84 FT, W 398.07 FT FOR

MCCRAY DUSTIN W
581 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

20-4S-17-08583-021

BUILDING CHARACTERISTICS

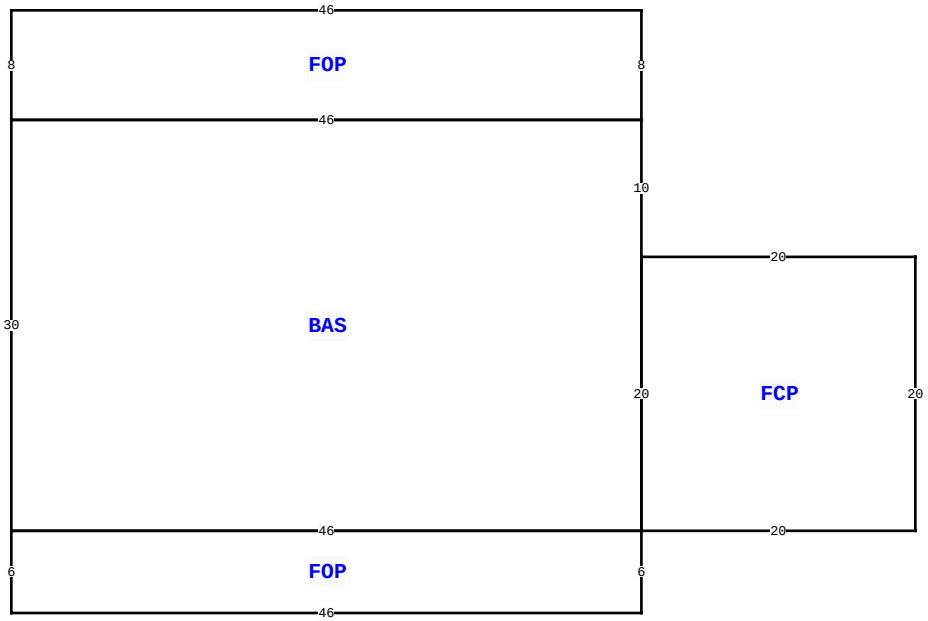
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,380	100		1,380	140,266
FCP	400	25		100	10,164
FOP	276	30		83	8,436
FOP	368	30		110	11,181
TOTALS	2,424			1,673	170,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,673	111.3280	122.46	204,876	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 1380 HX Base Yr 2009



581 SW TUSTENUGGEE AVE, LAKE CITY

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

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	0	0	520.00	UT	3.00	3.00	100	2008	2008	3	100	1,560	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,047
TOTAL MARKET OB/XF VALUE		2,060
TOTAL LAND VALUE - MARKET		19,980
TOTAL MARKET VALUE		192,087
SOH/AGL Deduction		61,096
ASSESSED VALUE		130,991
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,580
TOTAL JUST VALUE		192,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,183

LAND:2:1: AREA SUBJECT TO FLOODING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26662	SFR	433	01/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/0520	12/26/2007	WD	Q	V	06	100

GRANTOR: MICHAEL T & SANDRA M

GRANTEE: DUSTIN W MCCRAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 FOP= N8 W46 S8 E46$ W46 S30 FOP= S6 E46 N6 W46$ E46
FCP= E20 N20 W20 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 2,060

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	1.11	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,980							

REVIEW DATE 05/17/2017 BY BC Total Acres: 1.11 Total Land Value: 19,980 Market: 0 Agricultural: 0 Common: 19,980 PRINTED 11/17/2026 BY SYS