COMM NW COR OF SE1/4, RUN S 337.
ON E R/W CR-131, S ALONG R/W 80.
CONT S 427.89 FT, E 533.67 FT, N

PERRY JACKIE/MIZELL-PERRY BARBARA ANN
1099 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

20-4S-17-08585-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 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

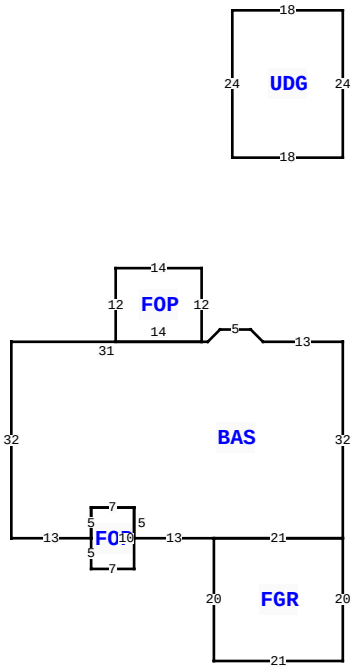
NEIGHBORHOOD/LOC 20417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100		1,707	177,461
FGR	420	55		231	24,014
FOP	70	30		21	2,183
FOP	168	30		50	5,198
UDG	432	55		238	24,743
TOTALS	2,797			2,247	233,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	124.3540	136.79	307,367	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2015 Heated Area: 1707 HX Base Yr 2015



1099 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	1,117.00	UT	1.50	1.50	100	2001	2001	3	100	1,676	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,599
TOTAL MARKET OB/XF VALUE		3,676
TOTAL LAND VALUE - MARKET		54,390
TOTAL MARKET VALUE		291,665
SOH/AGL Deduction		104,196
ASSESSED VALUE		187,469
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,058
TOTAL JUST VALUE		291,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051897	Roof Replacement	11,000	12/20/2024
17304	SFR	242	08/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0212	11/17/2014	WD	Q	I	01	185,000
GRANTOR: JAMES M JOHNDRO						
GRANTEE: JACKIE PERRY & BARB						
0934/2556	9/05/2001	WD	P	I	99	132,900
GRANTOR: BISHOP REALTY						
GRANTEE: JAMES JOHNDRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U2 L2 W5 L2 D2 W1 FOP= N12 W14 S12 E14$ W31 S32 E13 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E13 FGR= S20 E21 N20 W21$ E21 N32$ PTR= N30 UDG= N24 W18 S24 E18$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,676

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	5.18	AC		1.00	1.00	1.00	10,500.00	10,500.00	54,390							

REVIEW DATE 01/06/2025 BY JS Total Acres: 5.18 Total Land Value: 54,390 Market: 0 Agricultural: 0 Common: 54,390 PRINTED 11/17/2026 BY SYS