THE N 199.29 FT OF NE1/4 OF SW1/
& EX RD R/W & ALSO THE W 420 FT
SW1/4, EX THE S 831.65 FT. ORB 3

JACKSON DANIEL BEDFORD
P O BOX 2004
LAKE CITY, FL 32056

2027

20-4S-17-08586-003

BUILDING CHARACTERISTICS

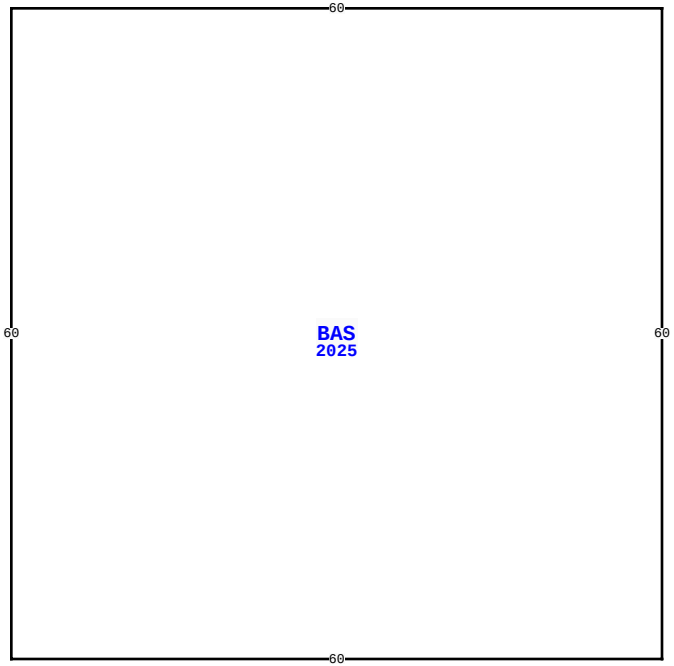
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0148	SFRES/WAREHOUSE/STRG
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	3,600	100	2025	3,600	322,907
TOTALS	3,600			3,600	322,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,600	103.5500	113.90	410,040	2024	2024	20	0	0	1.25	78.75

3 SINGLE FAM 100% - 2025 Heated Area: 3600 HX Base Yr



976 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		322,906
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		353,906
SOH/AGL Deduction		0
ASSESSED VALUE		353,906
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		302,495
TOTAL JUST VALUE		353,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048897	New Residential C	463,000	12/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/1380	1/17/2014	WD	U	V	11	100
GRANTOR: GEORGE & CARMEN JACKS						
GRANTEE: DANIEL BEDFORD JACK						
1154/1925	7/15/2008	WD	Q	V		10,000
GRANTOR: ANNA LYNCH						
GRANTEE: GEORGE & CARMEN JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,-20] W60 S60 E60 N60 $
.

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	0010	BARN,BLK	0	100	0	0	2,000.00	UT	5.00	5.00	100	2026	2025		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0.60	AC		1.00	1.00	1.00	10,000.00	10,000.00	6,000							
2	0000	C	VAC RES	100			0.00	0.00	10.00	AC		1.00	1.00	0.15	10,000.00	1,500.00	15,000							

REVIEW DATE 02/27/2026 BY robin Total Acres: 10.60 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/17/2026 BY SYS