

COMM AT NE COR OF LOT 1 BLK 1 YO  
ESTATES, RUN WEST ALONG N LINE O  
N 629.28 FT TO POB. THEN CONT N

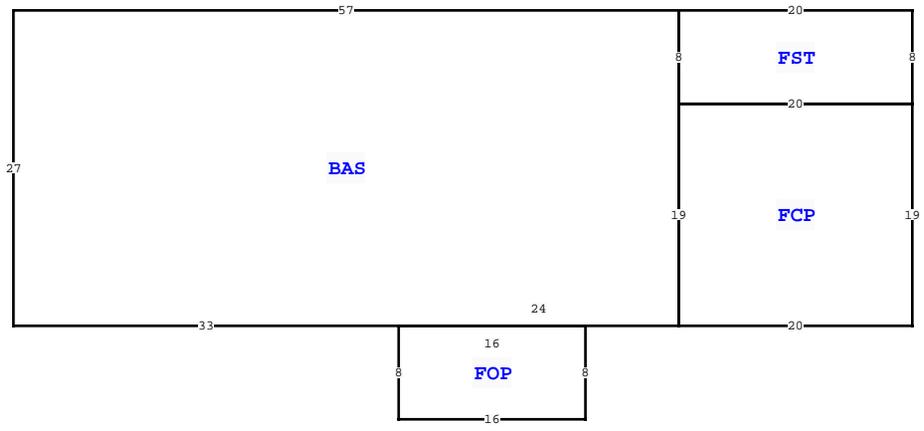
PRESNELL GERALD PATRICK/PRESNELL TIFFFANY JUNE  
984 SW TUSTENUGGEE AVE  
LAKE CITY, FL 32025

**2026**

20-4S-17-08586-005

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 80
Exterior Wall	08 WD OR PLY 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,760	114.8560	128.64	226,406	1983	1983		0	0	15	35.00	50.00
1 SINGLE FAM			100% - 2012	Heated Area: 1539			HX Base Yr 2012						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100		1,539	98,989
FCP	380	25		95	6,111
FOP	128	30		38	2,444
FST	160	55		88	5,660
<b>TOTALS</b>	<b>2,207</b>			<b>1,760</b>	<b>113,203</b>

984 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE	LGL DATE	05/06/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	100	2003	2003	3	100	600	
2	0296	SHED METAL	0	100	12	24	288.00	UT	9.00	100	2012	2012	3	100	2,592	
3	0296	SHED METAL	0	100	12	24	288.00	UT	9.00	100	2012	2012	3	100	2,592	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	400	
5	0040	BARN, POLE	0	100	30	35	1,050.00	UT	2.50	100	2017	2017	3	100	2,625	

**TOTAL OB/XF 8,809**

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	1.52	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,200							
2	9900	C	AC NON-AG	100			0.00	0.00	7.83	AC		1.00	1.00	1.00	10,000.00	10,000.00	78,300							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		113,203	
TOTAL MARKET OB/XF VALUE		8,809	
TOTAL LAND VALUE - MARKET		93,500	
TOTAL MARKET VALUE		215,512	
SOH/AGL Deduction		94,253	
ASSESSED VALUE		121,259	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		69,848	
TOTAL JUST VALUE		215,512	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,812	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/1929	9/30/2017	QC	U	I	11	47,400
GRANTOR: GERALD PATRICK & TIFF						
GRANTEE: GERALD PATRICK & TI						
1259/2274	8/12/2013	WD	U	I	11	100
GRANTOR: ANNA YOUNG LYNCH						
GRANTEE: GERALD PATRICK PRES						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W57 S27 E33 FOP= S8 E16N8 W16S E24 FCP= E20 N19 W20 S19S N19 FST= E20 N8 W20 S8S N8S.