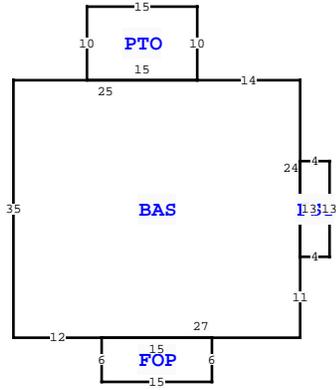
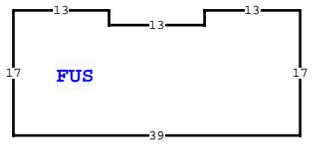


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,066	121.6380	138.67	286,492	2008	2008	0	0	17.00	83.00		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		237,788	
TOTAL MARKET OB/XF VALUE		4,770	
TOTAL LAND VALUE - MARKET		29,440	
TOTAL MARKET VALUE		271,998	
SOH/AGL Deduction		94,837	
ASSESSED VALUE		177,161	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		125,750	
TOTAL JUST VALUE		271,998	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,789	



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	20417.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100		1,365	157,107
FOP	90	30		27	3,108
FST	52	55		29	3,337
FUS	637	100		637	73,316
PTO	150	5		8	920
TOTALS	2,294			2,066	237,788

1248 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	15	24			12.00	100	2008	2008	3	100	4,320	
2	0166	CONC, PAVMT	0	100	10	15			3.00	100	2008	2008	3	100	450	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26697	SFR	838	01/30/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1148/0730	3/05/2008	WD Q	Q	V	01	100

GRANTOR: RONALD M SPRINGETT  
GRANTEE: ANNA THERESA LYNCH

1144/0765	2/26/2008	WD Q	Q	V	01	100
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GRANTOR: ANNA THERESA LYNCH  
GRANTEE: ANNA THERESA LYNCH

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 PTO= N10 W15 S10 E15\$ W25 S35 E12 FOP= S6 E15 N6 W15\$ E27 N11 FST= E4 N13 W4 S13\$ N24\$ PTR= N30 FUS= N17 W13 S2 W13 N2 W13 S17 E39\$ S30\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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		00	0.00	0.00	1.84	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,440							