LOT 1 BLOCK 1 YOUNG ACRES ESTATE

367-540, POA 897-089, 091, DC 98

LYNCH ANNA THERESA
1248 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

20-4S-17-08588-000

BUILDING CHARACTERISTICS

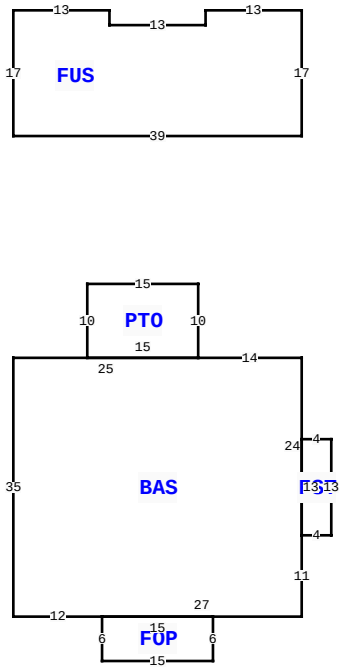
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	151,589
FOP	90	30		27	2,999
FST	52	55		29	3,220
FUS	637	100		637	70,742
PTO	150	5		8	888
TOTALS	2,294			2,066	229,438

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	133.80	276,431	2008	2008	0	0	0	17.00	83.00

2 SINGLE FAM 100% - 2009 Heated Area: 2002 HX Base Yr 2009



1248 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	0296	SHED METAL	0	100	15	24	360.00	UT	12.00	12.00	100	2008	2008	3	100	4,320	
2	0166	CONC,PAVMT	0	100	10	15	150.00	UT	3.00	3.00	100	2008	2008	3	100	450	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		229,438
TOTAL MARKET OB/XF VALUE		4,770
TOTAL LAND VALUE - MARKET		29,440
TOTAL MARKET VALUE		263,648
SOH/AGL Deduction		81,172
ASSESSED VALUE		182,476
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,065
TOTAL JUST VALUE		263,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,814

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	V	01	100
GRANTOR: RONALD M SPRINGETT						
GRANTEE: ANNA THERESA LYNCH						
1144/0765	2/26/2008	WD	Q	V	01	100
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 4,770

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		00	0.00	0.00	1.84	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,440							

REVIEW DATE 05/16/2017 BY BC Total Acres: 1.84 Total Land Value: 29,440 Market: 0 Agricultural: 0 Common: 29,440 PRINTED 11/17/2026 BY SYS