COMM NE COR OF LOT 1 BLOCK 1 OF ESTATES S/D, W 200 FT TO NE COR S/D, S 190.21 FT FOR POB, CONT S

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

2026

20-4S-17-08590-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	43,600
SOH/AGL Deduction	1,540
ASSESSED VALUE	42,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,060
TOTAL JUST VALUE	43,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1636	10/03/2022	PR	U	I	19	100

GRANTOR: LYNCH WOODROW PATRICK

GRANTEE: LYNCH ANNA THERESA

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	36	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,080	
2	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,220	
3	0296	SHED METAL	0	0	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0296	SHED METAL	0	0	41	25	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 11,600

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	0700	C	MISC RES	0		00	0.00	0.00	1.02	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,320							
2	0700	C	MISC RES	0		00	0.00	0.00	0.98	AC		1.00	1.00	1.00	16,000.00	16,000.00	15,680							

REVIEW DATE 05/16/2017 BY BC Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 05/12/2026 BY SYS