COMM SW COR OF SEC, RUN E 2555.3 RD, N 217.76 FT, W 40 FT FOR POB FT, N 212 FT, E 156.75 FT TO RD

WILSON FLORENCE/WILSON DRAYMENSKI THORNE
1388 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

**2027**

**20-4S-17-08604-001**

## BUILDING CHARACTERISTICS

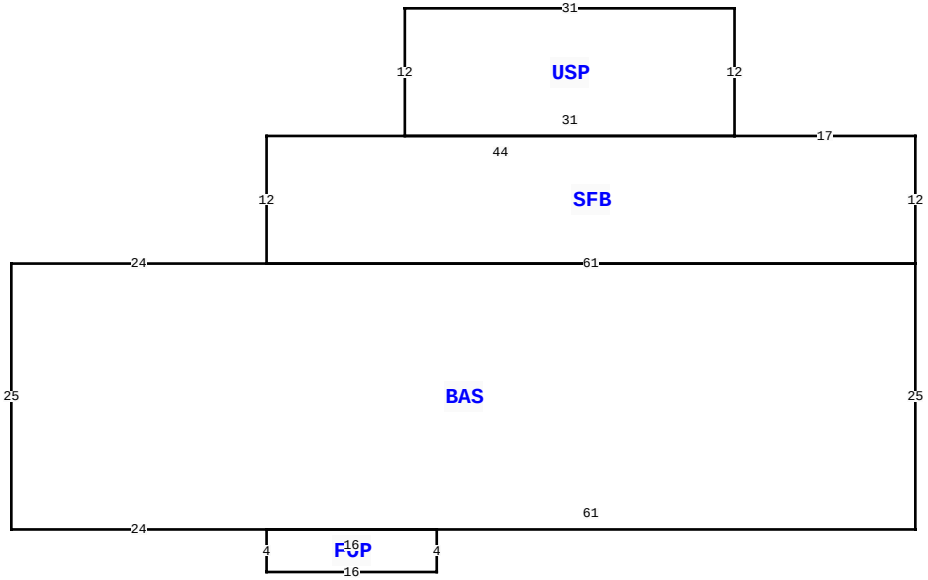
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 08 | WD OR PLY 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 20417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,125 | 100 | | 2,125 | 139,133 |
| FOP | 64 | 30 | | 19 | 1,244 |
| SFB | 732 | 80 | | 586 | 38,368 |
| USP | 372 | 35 | | 130 | 8,512 |
| TOTALS | 3,293 | | | 2,860 | 187,257 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,860 | 91.5705 | 100.73 | 288,088 | 1975 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2857 HX Base Yr




1388 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 260 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 187,257 |
| TOTAL MARKET OB/XF VALUE | 1,760 |
| TOTAL LAND VALUE - MARKET | 9,880 |
| TOTAL MARKET VALUE | 198,897 |
| SOH/AGL Deduction | 90,677 |
| ASSESSED VALUE | 108,220 |
| TOTAL EXEMPTION VALUE | 98 HX HB 108,220 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 198,897 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 202,299 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1333/0139 | 3/20/2017 | WD | U | I | 11 | 100 |
| GRANTOR: FLORENCE WILSON AS IN | | | | | | |
| GRANTEE: FLORENCE WILSON & D | | | | | | |
| 1313/2541 | 4/25/2016 | WD | U | I | 11 | 100 |
| GRANTOR: FLORENCE WILSON | | | | | | |
| GRANTEE: FLORENCE WILSON AS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S25 E24 FOP= S4 E16 N4 W16$ E61 N25 SFB= N12W17
USP= N12 W31 S12 E31 $ W44 S12 E61$ W61$.

## LAND DESCRIPTION

TOTAL OB/XF 1,760

| 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 | 0.76 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 9,880 | | | | | | | |

REVIEW DATE 05/16/2017 BY BC Total Acres: 0.76 Total Land Value: 9,880 Market: 0 Agricultural: 0 Common: 9,880 PRINTED 11/17/2026 BY SYS