

COMM SW COR OF SEC, RUN E 2595.3  
CR-131, N 369.16 FT, E 40 FT TO  
RUN N 295.16 FT, E 295.16 FT, S

MURPHY ALVIN/MURPHY DORIS  
P O BOX 1923  
LAKE CITY, FL 32056

**2026**

20-4S-17-08604-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	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
Architectural Units	05	CONV	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/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,186	100	
FGR	682	55	
FOP	64	30	
TOTALS	2,932		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 0									Heated Area: 2186 Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.	
										HX Base Yr			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			195,639
TOTAL MARKET OB/XF VALUE			3,100
TOTAL LAND VALUE - MARKET			117,890
TOTAL MARKET VALUE			316,629
SOH/AGL Deduction			139,315
ASSESSED VALUE			177,314
TOTAL EXEMPTION VALUE	HX HB 13		177,314
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			316,629
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/907	12/30/2022	WD	U	I	11	100
GRANTOR: MURPHY ALVIN						
GRANTEE: MURPHY ALVIN						
1482/907	12/30/2022	WD	U	I	11	100
GRANTOR: MURPHY ALVIN						
GRANTEE: MURPHY ALVIN						

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	1,000	

1337 SW TUSTENUGGEE AVE, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/06/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES

BUILDING DIMENSIONS
NULL

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000									
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.27	AC		1.00	1.00	0.70	10,000.00	7,000.00	85,890									