

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



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
17	MSNRY STUC 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
06	VINYL ASB 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
01	NONE 100				
1.	1. 100				
05	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	20417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100		2,186	165,762
FGR	682	55		375	28,436
FOP	64	30		19	1,441
TOTALS	2,932			2,580	195,639

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
0100	01	2,580	104.1600	116.66	300,983	1978	1978		0	0	35.00	65.00				
1 SINGLE FAM 100% - 0 Heated Area: 2186 HX Base Yr																
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.																
EXTRA FEATURES																
1337 SW TUSTENUGGEE AVE, LAKE CITY																
		BLD DATE				LGL DATE				04/07/2025		MLU				
		XF DATE				LAND DATE										
		INC DATE				AG DATE										
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	1.00	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	
TOTAL OB/XF														3,100		

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										195,639	
TOTAL MARKET OB/XF VALUE										3,100	
TOTAL LAND VALUE - MARKET										72,945	
TOTAL MARKET VALUE										271,684	
SOH/AGL Deduction										94,370	
ASSESSED VALUE										177,314	
TOTAL EXEMPTION VALUE										HX HB 13 177,314	
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										271,684	
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											
BUILDING NOTES											
BUILDING DIMENSIONS											
NULL											

LAND DESCRIPTION																								
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	15,000.00	15,000.00	30,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.27	AC		1.00	1.00	0.70	5,000.00	3,500.00	42,945							