6 AC IN NW COR OF SW1/4 OF SE1/4
OF W 420 FT FT & EX 3.31 AC IN

NEWCOMB LINDA T
1213 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

20-4S-17-08605-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,762
TOTAL MARKET VALUE	9,762
SOH/AGL Deduction	575
ASSESSED VALUE	9,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,187
TOTAL JUST VALUE	9,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,762

LAND:1:1: POOR ACCESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1266	12/21/2021	LE	U	I	14	100
GRANTOR: NEWCOMB LINDA T						
GRANTEE: NEWCOMB LINDA JACQU						
1074/0713	2/13/2006	WD	Q	V		12,000
GRANTOR: THOMAS RIEDLINGER						
GRANTEE: CHARLES A NEWCOMB J						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	0.69	AC		1.00	1.00	0.79	18,000.00	14,148.00	9,762							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 0.69 Total Land Value: 9,762 Market: 0 Agricultural: 0 Common: 9,762 PRINTED 11/17/2026 BY SYS