THE N 240 FT OF W 420 FT OF SW1/
& N 240 FT OF SE1/4 OF SW1/4 LYI

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

2027

20-4S-17-08605-001

BUILDING CHARACTERISTICS

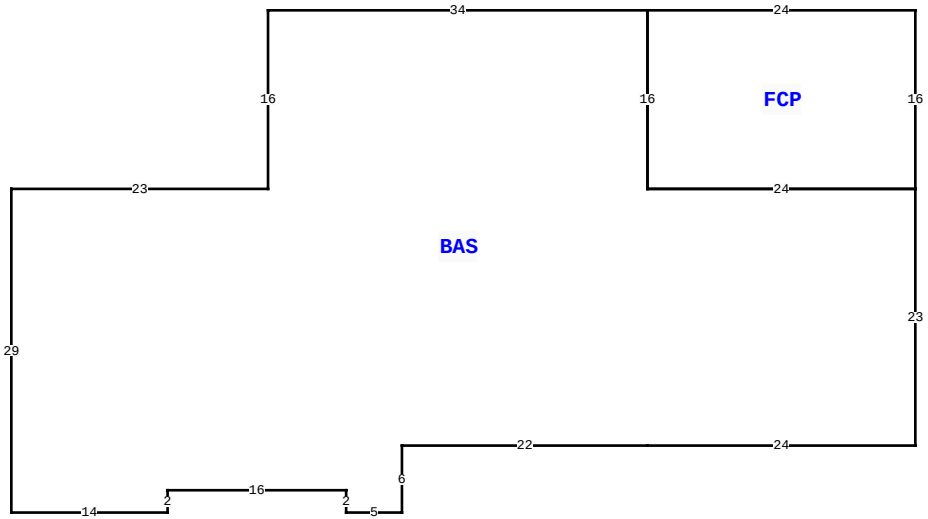
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,585	100		2,585	195,800
FCP	384	25		96	7,272
TOTALS	2,969			2,681	203,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,681	105.9380	116.53	312,417	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2585 HX Base Yr



1213 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		203,071
TOTAL MARKET OB/XF VALUE		3,850
TOTAL LAND VALUE - MARKET		36,960
TOTAL MARKET VALUE		243,881
SOH/AGL Deduction		118,003
ASSESSED VALUE		125,878
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,467
TOTAL JUST VALUE		243,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,576

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						
0818/1110	2/29/1996	WD	Q	I	03	0
GRANTOR: LINDA T NEWCOMB (FKA						
GRANTEE: CHARLES A JR & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S29 E14 N2 E16 S2 E5N6 E22 E24 N23 FCP= N16 W24 S16 E24$ W24 N16 W34 S16$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	0070	CARPORT UF	0	100	12	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0040	BARN,POLE	0	100	12	40	480.00	UT	2.50	2.50	100	1993	1993	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,850

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	2.31	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,960							

REVIEW DATE 05/18/2017 BY BC Total Acres: 2.31 Total Land Value: 36,960 Market: 0 Agricultural: 0 Common: 36,960 PRINTED 11/17/2026 BY SYS