COMM SE COR OF NW1/4, RUN W 78.6
N 266.39 FT FOR POB, RUN W 163.5
N 266.37 FT, E 163.66 FT, S 266.

THOMAS CLARINE ROWE
886 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

20-4S-17-08606-007

BUILDING CHARACTERISTICS

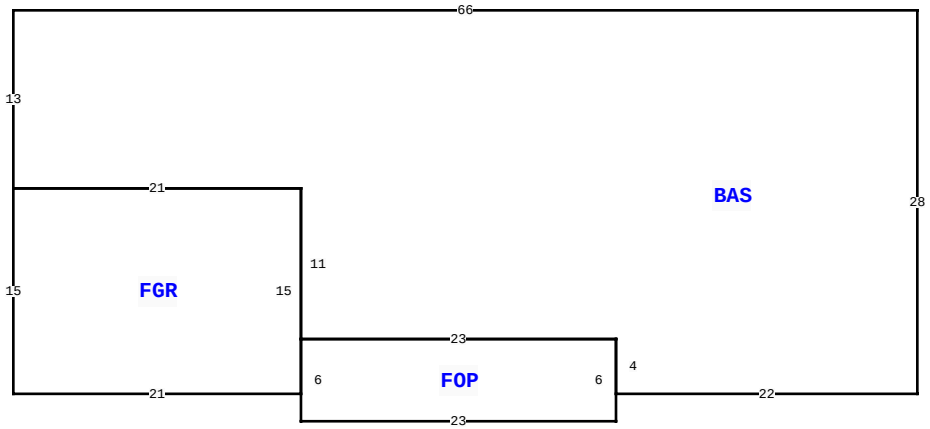
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,441	100		1,441	121,671
FGR	315	55		173	14,607
FOP	138	30		41	3,462
TOTALS	1,894			1,655	139,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,655	118.0900	129.90	214,984	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1441 HX Base Yr



886 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	50	0	0	3	50	1,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	139,740
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	159,540
SOH/AGL Deduction	0
ASSESSED VALUE	159,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,540
TOTAL JUST VALUE	159,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047490	Roof Replacement	8,918	06/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/673	12/27/2021	QC	U	I	11	0

GRANTOR: THOMAS CLARINE ROWE

GRANTEE: THOMAS CLARINE ROWE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S13 FGR= S15 E21 N15 W21$ E21 S11 FOP= S6 E23 N6 W23$ E23 S4 E22 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/19/2023 BY jerry Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS