

NW1/4 WEST OF C R 131 & W1/2 OF ALSO BEG NW COR OF SW1/4 OF SW1/ S 8 CHS, W 30 CHS, N 8 CHS TO PO

GRAHAM RONALD R LIVING TRUST
6698 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

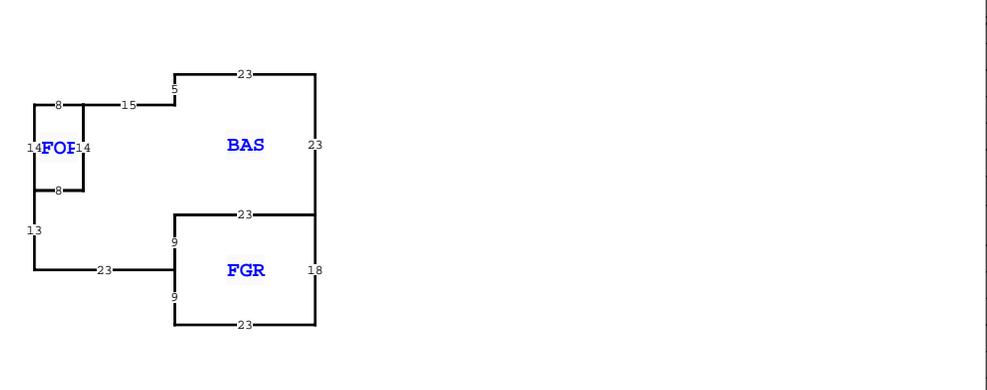
2026

20-5S-17-09302-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,180	131.8398	147.66	321,899	1973	1973	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1891 HX Base Yr													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	5000	IMPROVED AG		02	20517.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,038	100		1,038	99,626		
FGR	414	55		228	21,883		
FOP	90	30		27	2,592		
FOP	112	30		34	3,263		
FUS	853	100		853	81,870		
TOTALS	2,507			2,180	209,234		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			209,234	
TOTAL MARKET OB/XF VALUE			1,700	
TOTAL LAND VALUE - MARKET			646,230	
TOTAL MARKET VALUE			255,439	
SOH/AGL Deduction			99,926	
ASSESSED VALUE			155,513	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			104,102	
TOTAL JUST VALUE			857,164	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			748,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/2184	6/05/2018	WD	U	I	11	100
GRANTOR: RONALD R & MURVYN H G						
GRANTEE: RONALD R & MURVYN H						
1359/0590	4/05/2018	WD	U	I	11	100
GRANTOR: RONALD R & MURVYN H G						
GRANTEE: RONALD R & MURVYN H						

EXTRA FEATURES														BLD DATE		LGL 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	LAND DATE	AG DATE
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200		05/07/2026	MLU
2	0021	BARN,FR AE	0	100	20	18	UT	0.00	0.00	100	0	0	3	100	500			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W23 S5 W15 FOP= W8 S14 E8 N14\$ S14 W8 S13 E23 FGR= S9 E23 N18 W23 S9\$ N9 E23 N23\$PTR=N30 FUS= N35 W23 S41 E8 FOP= E15 N6 W15 S6\$ N6 E15\$ S30\$.													

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	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	21.20	AC		1.00	1.00	1.00	445.00	445.00	9,434							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	77.22	AC		1.00	1.00	1.00	370.00	370.00	28,571							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	98.42	AC		1.00	1.00	1.00	6,500.00	6,500.00	639,730							