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

2027

20-5S-17-09302-000

BUILDING CHARACTERISTICS

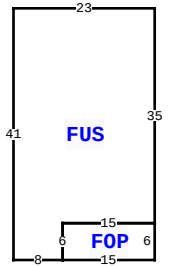
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20517.00	1.00/

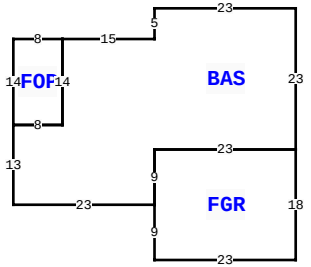
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,038	100		1,038	97,845
FGR	414	55		228	21,492
FOP	90	30		27	2,545
FOP	112	30		34	3,205
FUS	853	100		853	80,406
TOTALS	2,507			2,180	205,494

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	145.02	316,144	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1891 HX Base Yr





6698 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	20	18	1.00	UT	0.00	0.00	100	0	0	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		205,494
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		646,230
TOTAL MARKET VALUE		251,699
SOH/AGL Deduction		92,661
ASSESSED VALUE		159,038
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,627
TOTAL JUST VALUE		853,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		857,164

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						

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 1,700

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	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							

REVIEW DATE 08/10/2017 BY DF Total Acres: 99.42 Total Land Value: 44,505 Market: 639,730 Agricultural: 38,005 Common: 6,500 PRINTED 11/17/2026 BY SYS