COMM SW COR OF NE1/4, RUN E 926. FT FOR POB, RUN W 211.12 FT, N 2 208.37 FT, S 206.41 FT TO POB. (

TUSSLER KYLE WILLIAM/TUSSLER CECILIA LUNA VICTORIA
334 SW SHERLOCK TERR
LAKE CITY, FL 32024

2027

24-4S-16-03103-022

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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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 06

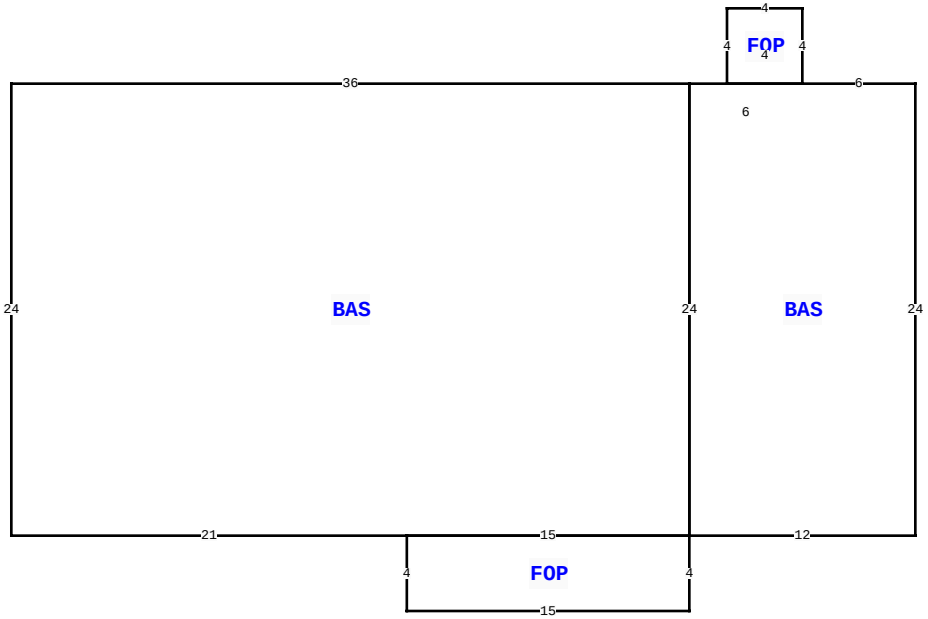
NEIGHBORHOOD/LOC 24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	26,646
BAS	864	100		864	79,937
FOP	16	30		5	463
FOP	60	30		18	1,665
TOTALS	1,228			1,175	108,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,175	120.1560	132.17	155,300	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 1152 HX Base Yr



244 SW CHRIS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0166	CONC,PAVMT	0	0	10	76	760.00	UT	1.50	1.50	100	1995	1995	3	100	1,140	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
3	0060	CARPORT F	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	108,710
TOTAL MARKET OB/XF VALUE	3,240
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	146,950
SOH/AGL Deduction	0
ASSESSED VALUE	146,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,950
TOTAL JUST VALUE	146,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9839	SFR	155	06/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1410	7/31/2019	WD	Q	I	01	101,000
GRANTOR: SHANE E & AMANDA ANN						
GRANTEE: KYLE WILLIAM & CECI						
1131/2576	9/21/2007	WD	Q	I		125,000
GRANTOR: LARRY D BITTINGER						
GRANTEE: SAHNE E BIANCANIELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E21 FOP= S4 E15N4 W15$ E15 BAS= E12 N24 W6 FOP= N4 W4 S4 E4$ W6 S24 $ N24$.

LAND DESCRIPTION

TOTAL OB/XF 3,240

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	210.00	216.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS