

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
 307 SW RAYBURN CT
 LAKE CITY, FL 32024

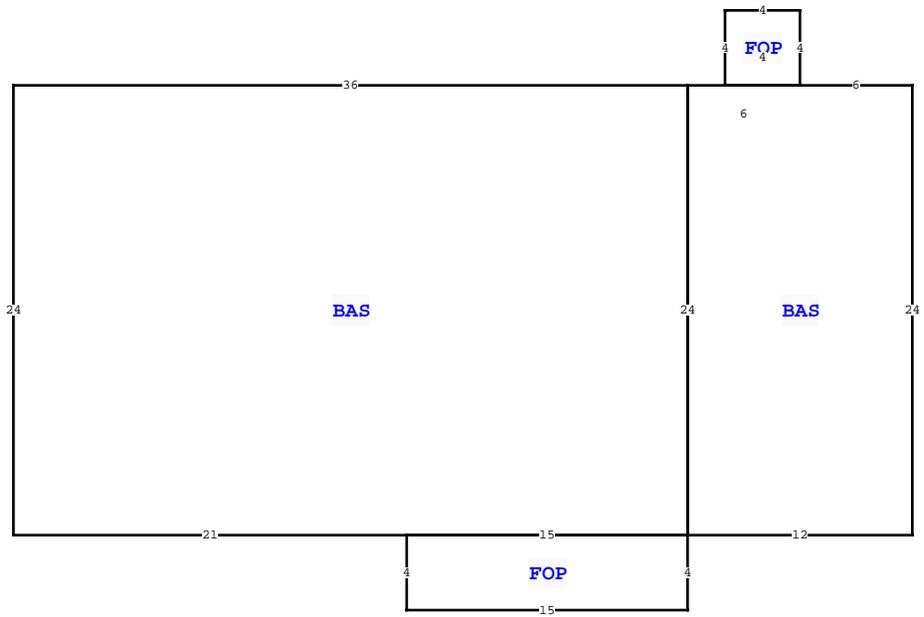
2026

24-4S-16-03103-022



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	27,615
BAS	864	100		864	82,846
FOP	16	30		5	480
FOP	60	30		18	1,726
TOTALS	1,228			1,175	112,666

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	136.98	160,952	1995	1995		0	0	30.00	70.00
1 SINGLE FAM 0% - 0 Heated Area: 1152 HX Base Yr												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			VALUATION SUMMARY	
Tax Group: 2	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			112,666	
TOTAL MARKET OB/XF VALUE			3,240	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			150,906	
SOH/AGL Deduction			2,149	
ASSESSED VALUE			148,757	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			148,757	
TOTAL JUST VALUE			150,906	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			150,505	

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	Q	I	01	101,000
GRANTOR: SHANE E & AMANDA ANN						
GRANTEE: KYLE WILLIAM & CECI						
1131/2576	9/21/2007	WD Q	Q	I		125,000
GRANTOR: LARRY D BITTINGER						
GRANTEE: SAHNE E BIANCANIELL						

EXTRA FEATURES		244 SW CHRIS TER, LAKE CITY														
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
1	0166	CONC, PAVMT	0	0	10	76	UT	1.50	1.50	100	1995	1995	3	100	1,140	
2	0294	SHED WOOD/	0	0	0	0	UT	0.00	0.00	100	2009	2009	3	100	600	
3	0060	CARPORT F	0	0	0	0	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/03/2025	MLU

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												
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	0		A-1	210.00	216.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								