

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. (

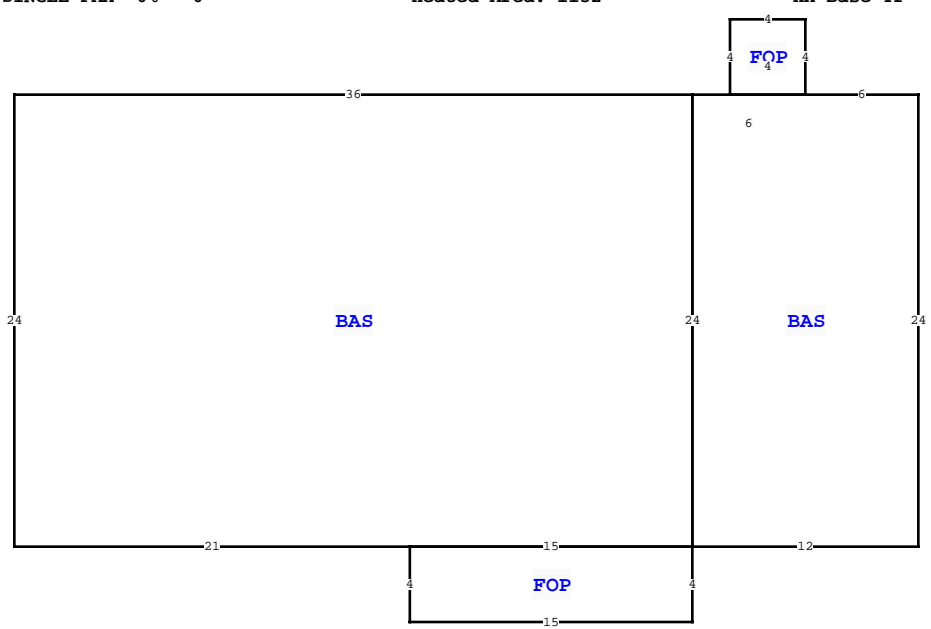
TUSSLER KYLE WILLIAM/TUSSLER CECILIA LUNA VICTORIA  
 307 SW RAYBURN CT  
 LAKE CITY, FL 32024

**2026**

24-4S-16-03103-022  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	288	100	
BAS	864	100	
FOP	16	30	
FOP	60	30	
TOTALS	1,228		

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	134.57	158,120	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 SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			110,684	
TOTAL MARKET OB/XF VALUE			3,240	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			148,924	
SOH/AGL Deduction			167	
ASSESSED VALUE			148,757	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			148,757	
TOTAL JUST VALUE			148,924	
NCON VALUE			0	
INCOME VALUE				
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	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						

EXTRA FEATURES																
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	

TOTAL OB/XF														3,240										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

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								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							