

LOT 1 BLOCK B BRANDON HGTS S/D.
746-1455, 778-050, 821-1885, 883

LITTLE RUSSELL/LITTLE BARBARA
10437 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

26-4S-17-08749-121
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		40,772

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	0									
				Heated Area: 1404			HX Base Yr					
BLD DATE						LGL DATE						
XF DATE						LAND DATE	05/08/2026	MLU				
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,772
TOTAL MARKET OB/XF VALUE			4,590
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			65,362
SOH/AGL Deduction			2,852
ASSESSED VALUE			62,510
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			62,510
TOTAL JUST VALUE			65,362
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			57,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29268	M H	537	03/24/2011
19103	M H	125	01/08/2002
18623	M H	125	08/16/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1587	8/01/2025	LE U		I	14	100
GRANTOR: LITTLE RUSSELL (ENH L)						
GRANTEE: RATILIFF LORI (RMDR)						
1335/0261	4/11/2017	WD Q		I	01	50,000
GRANTOR: JAY S DAVIS						
GRANTEE: RUSSELL & BARBARA L						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	30
2	0262	PRCH, FOP	0	0	0	0	1.00	UT	0.00	0.00	100
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												4,590												
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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S27 E52 N27\$.											