N1/2 OF SW1/4 OF SW1/4 OF NE1/4.
AS LIES EAST OF TUSTENUGGEE AVE

GAINER LOUIS J JR/GAINER TERRI T
1841 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

29-4S-17-08847-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		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	5000	IMPROVED AG

MAP NUM | MKT AREA 02

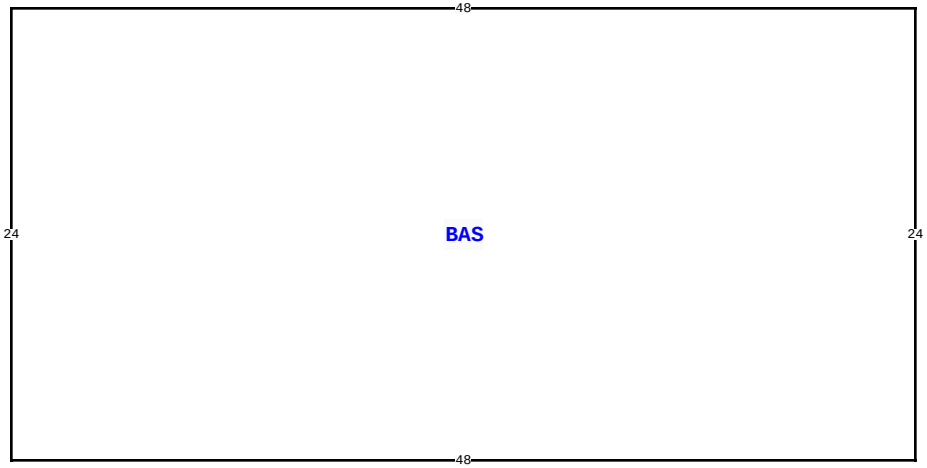
NEIGHBORHOOD/LOC 29417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,044
TOTALS	1,152			1,152	32,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	115.9000	69.54	80,110	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 1152 HX Base Yr 1999



1841 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		32,044
TOTAL MARKET OB/XF VALUE		8,335
TOTAL LAND VALUE - MARKET		42,975
TOTAL MARKET VALUE		61,554
SOH/AGL Deduction		6,664
ASSESSED VALUE		54,890
TOTAL EXEMPTION VALUE	HX HB	29,890
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		83,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,354

LAND:1:1: ROAD SPLITS PROP

SALE:1:1: 5 ACRES $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13919	M H	125	04/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/1751	12/22/2011	WD	U	V	11	100
GRANTOR: LOUIS J JR & TERRI T						
GRANTEE: MICHAEL H TICE & BR						
0800/0941	1/11/1995	WD	Q	V	02	0
GRANTOR: EDITH JONES						
GRANTEE: LOUIS J JR & TERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	50	1998	1998	3	50	375	
2	0040	BARN,POLE	0	100	16	28	448.00	UT	2.50	2.50	50	1998	1998	3	50	560	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,335

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.75	AC		1.00	1.00	0.90	13,000.00	11,700.00	20,475							
2	6200	A	PASTURE 3	100					2.50	AC		1.00	1.00	1.00	280.00	280.00	700							
3	9910	M	MKT.VAL.AG	100					2.50	AC		1.00	1.00	0.90	10,000.00	9,000.00	22,500							

REVIEW DATE 06/27/2017 BY BC Total Acres: 4.25 Total Land Value: 21,175 Market: 22,500 Agricultural: 700 Common: 20,475 PRINTED 11/17/2026 BY SYS