NE1/4 OF NW1/4 EX THAT PORTION L OF CR-131 & EX RD R/W.

CREWS BRIAN/CREWS KARENA J
1606 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

29-4S-17-08851-000

BUILDING CHARACTERISTICS

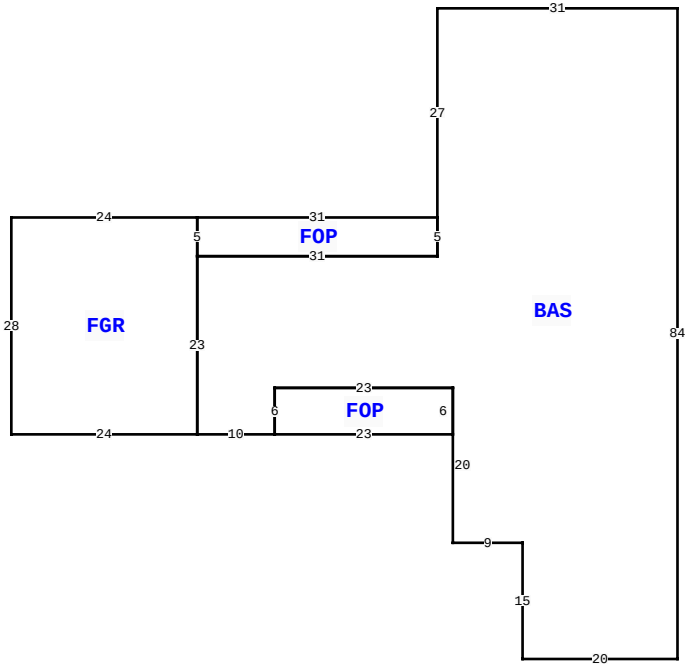
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,986	100		2,986	274,502
FGR	672	55		370	34,014
FOP	138	30		41	3,769
FOP	155	30		46	4,229
TOTALS	3,951			3,443	316,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,443	128.5735	141.43	486,943	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2986 HX Base Yr 2021



1606 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	05/16/2024 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1975	1975	3	40	14,336	
3	0021	BARN,FR AE	0	100	40	60	1.00	UT	0.00	0.00	100	1995	1995	3	100	15,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	1996	1996	3	100	1,080	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		316,513
TOTAL MARKET OB/XF VALUE		31,916
TOTAL LAND VALUE - MARKET		337,500
TOTAL MARKET VALUE		367,649
SOH/AGL Deduction		106,791
ASSESSED VALUE		260,858
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,447
TOTAL JUST VALUE		685,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,681

PRMT:1:1: UTILITY POLE FOR FARM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7876	PUMP/UTPOL	30	12/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1376	6/30/2020	WD	Q	I	01	430,000
GRANTOR: VIRGINIA E MCDAVID						
GRANTEE: BRIAN & KARENA CREW						
1315/1754	5/25/2016	WD	U	I	30	100
GRANTOR: TERRY R & VIRGINIA E						
GRANTEE: TERRY R & VIRGINIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S27 FOP= W31 S5 E31N5$S5 W31 FGR= N5 W24 S28 E24N23$S23 E10 FOP= E23 N6 W23 S6$ N6 E23 S20 E9 S15 E20 N84$.

LAND DESCRIPTION

TOTAL OB/XF 31,916

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0					36.50	AC		1.00	1.00	1.00	280.00	280.00	10,220							
3	9910	M	MKT.VAL.AG	0					36.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	328,500							

REVIEW DATE 06/26/2017 BY BC Total Acres: 37.50 Total Land Value: 19,220 Market: 328,500 Agricultural: 10,220 Common: 9,000 PRINTED 11/17/2026 BY SYS