COMM SW COR OF S1/2 OF NE1/2 OF
FT FOR POB, N 12 DEG W 669.48 FT
S1/2 OF NE1/4 OF SW1/4, E 330.38

CREWS TURNER NATHANIAL/CREWS JEANNA ELAINE BYRD
2128 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

29-4S-17-08858-000

BUILDING CHARACTERISTICS

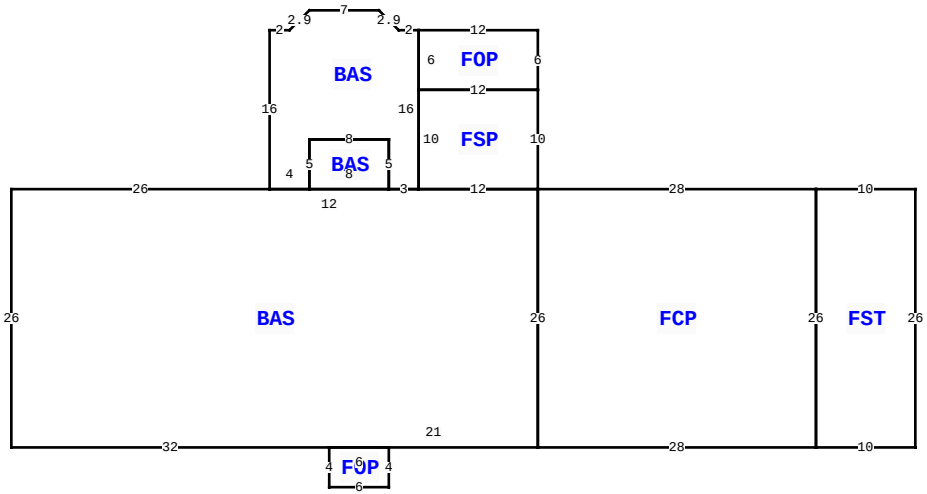
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	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	40	100		40	3,609
BAS	218	100		218	19,669
BAS	1,378	100		1,378	124,327
FCP	728	25		182	16,421
FOP	24	30		7	631
FOP	72	30		22	1,985
FSP	120	40		48	4,331
FST	260	55		143	12,902
TOTALS	2,840			2,038	183,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,038	117.1760	128.89	262,678	1954	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2025 Heated Area: 1636 HX Base Yr 2025



2128 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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		183,875
TOTAL MARKET OB/XF VALUE		7,075
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		205,074
SOH/AGL Deduction		0
ASSESSED VALUE		205,074
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,663
TOTAL JUST VALUE		243,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1609	1/18/2024	WD	U	I	37	195,000

GRANTOR: MARKHAM THOMAS L

GRANTEE: CREWS TURNER NATHAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S26 E32 FOP= S4 E6 N4 W6$ E21 FCP= E28 FST= E10N26 W10 S26$ N26 W28 S26$ N26 FSP= N10 FOP= N6 W12 S6 E12$W12 S10 E12$ W12 BAS= N16 W2 U2 L2 W7 L2 D2 W2 S16 E4 N5 E8 S5 E3$ W3 BAS= N5 W8 S5 E8$ W12$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,050.00	UT	1.50	1.50	100	1996	1996	3	100	1,575	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 7,075

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	13,000.00	13,000.00	13,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	281.00	281.00	1,124							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 02/01/2024 BY TP Total Acres: 5.00 Total Land Value: 14,124 Market: 40,000 Agricultural: 1,124 Common: 13,000 PRINTED 11/17/2026 BY SYS