BEG NE COR OF SE1/4 OF SW1/4, RU
S 8 DG E 454.30 FT, E 989.90 FT
CR-131 (SAID PT BEING ON A CURVE

BRANCH SETH M/BRANCH REBECCA L
2222 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025-3197

2026

29-4S-17-08860-000

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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 02

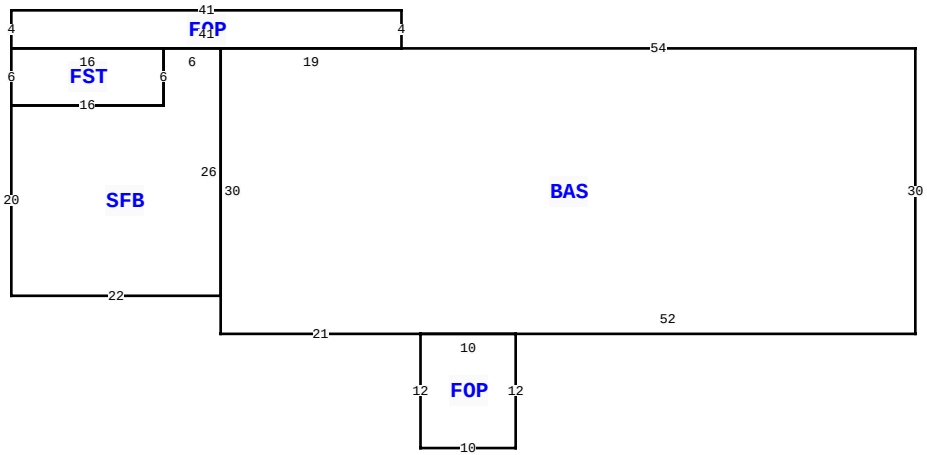
NEIGHBORHOOD/LOC 29417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100		2,190	182,137
FOP	120	30		36	2,994
FOP	164	30		49	4,076
FST	96	55		53	4,408
SFB	476	80		381	31,687
TOTALS	3,046			2,709	225,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,709	114.2400	127.95	346,617	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2666 HX Base Yr 2020



2222 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	90	
2	0060	CARPORT F	0	100	20	35	700.00	UT	1.50	1.50	100	0	0	3	100	1,050	
3	0021	BARN,FR AE	0	100	40	55	2,200.00	UT	1.98	1.98	100	0	0	3	100	4,356	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0294	SHED WOOD/	0	100	12	30	360.00	UT	1.80	1.80	100	0	0	3	100	648	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	225,301
TOTAL MARKET OB/XF VALUE	13,844
TOTAL LAND VALUE - MARKET	91,350
TOTAL MARKET VALUE	330,495
SOH/AGL Deduction	162,017
ASSESSED VALUE	168,478
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	117,067
TOTAL JUST VALUE	330,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,045

LAND:2:1: POND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0306	5/20/2019	WD	Q	I	01	294,000
GRANTOR: HUGH A BUIE JR						
GRANTEE: SETH M & REBECCA L						
1382/2662	4/22/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTA						
GRANTEE: HUGH A BUIE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 FOP= N4 W41 S4 E41$ W 19 SFB= W6 FST= W16 S6E16 N6$ S6 W16 S20 E22 N26$ S30 E21 FOP= S12 E10 N12 W10$ E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 13,844

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	8.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	91,300							
2	9520	C	LAKE	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							

REVIEW DATE 06/26/2017 BY BC Total Acres: 10.30 Total Land Value: 91,350 Market: 0 Agricultural: 0 Common: 91,350 PRINTED 06/22/2026 BY SYS