

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

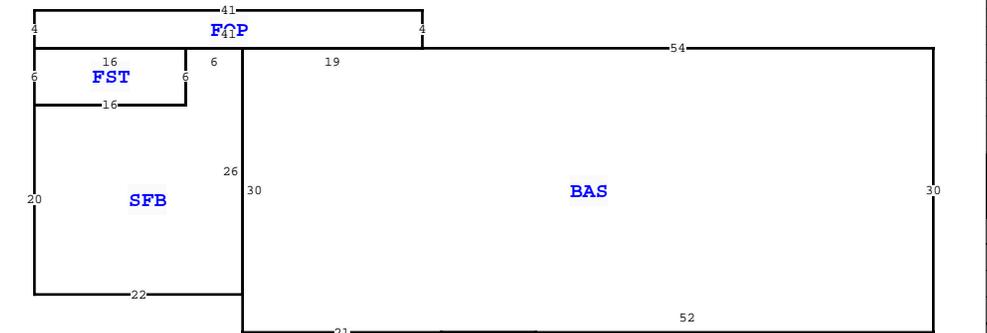
2026

29-4S-17-08860-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	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
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	130.23	352,793	1964	1964		0	0	35.00	65.00		
1 SINGLE FAM 100% - 2020 Heated Area: 2666 HX Base Yr 2020														



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	185,383
FOP	120	30		36	3,047
FOP	164	30		49	4,148
FST	96	55		53	4,486
SFB	476	80		381	32,252
TOTALS	3,046			2,709	229,315

2222 SW TUSTENUGGEE AVE, LAKE CITY

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

EXTRA FEATURES																
L N	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	100	0	0	3	100	90	
2	0060	CARPORT F	0	100	20	35	700.00	UT	1.50	100	0	0	3	100	1,050	
3	0021	BARN,FR AE	0	100	40	55	2,200.00	UT	1.98	100	0	0	3	100	4,356	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	100			3	100	4,000	
5	0294	SHED WOOD/	0	100	12	30	360.00	UT	1.80	100	0	0	3	100	648	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	2,500	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			229,315
TOTAL MARKET OB/XF VALUE			13,844
TOTAL LAND VALUE - MARKET			91,350
TOTAL MARKET VALUE			334,509
SOH/AGL Deduction			166,031
ASSESSED VALUE			168,478
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			117,067
TOTAL JUST VALUE			334,509
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																								
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	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							