SE1/4 OF NW1/4 & N1/2 OF NE1/4 O
& N1/2 OF SE1/4 EX 2 AC ON THE W
EX 10 AC DESC ORB 818-1791. PB 9

TICE ANISE E TESTAMENTARY TRUST DATED JANUARY 3, 1
125 SE PASTURE WAY
LAKE CITY, FL 32025

2026

29-4S-17-08866-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2038 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,435
TOTAL LAND VALUE - MARKET	1,143,000
TOTAL MARKET VALUE	58,765
SOH/AGL Deduction	2,256
ASSESSED VALUE	56,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,509
TOTAL JUST VALUE	1,150,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,150,435

SALE:3:1: 5 ACRES $.70 STAMPS

SALE:1:1: NOT SURE ABOUT IMPROVEMENTS NEED TO FIEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21031	M H	125	09/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1228/1158	1/17/2012	WD	U	V	11	100
GRANTOR: LENA J LOFTON & CATHR						
GRANTEE: MICHAEL H TICE & BR						
1226/1751	12/22/2011	WD	U	V	11	100
GRANTOR: LOUIS J JR & TERRI T						
GRANTEE: MICHAEL H TICE & BR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	14	69	966.00	UT	0.45	0.45	100	0	0	3	100	435	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,435

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	113.00	AC		1.00	1.00	1.00	370.00	370.00	41,810							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	40.00	40.00	520							
3	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	126.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	1,134,000							

REVIEW DATE 06/26/2017 BY BC Total Acres: 127.00 Total Land Value: 51,330 Market: 1,134,000 Agricultural: 42,330 Common: 9,000 PRINTED 05/08/2026 BY SYS