COMM AT NE COR OF SEC, RUN W 33. W R/W LINE CR-131, RUN S ALONG W FT FOR POB, CONT S 362 FT TO S L

CREWS KENDRA E/CREWS BRIAN K
7766 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

30-5S-17-09452-002

BUILDING CHARACTERISTICS

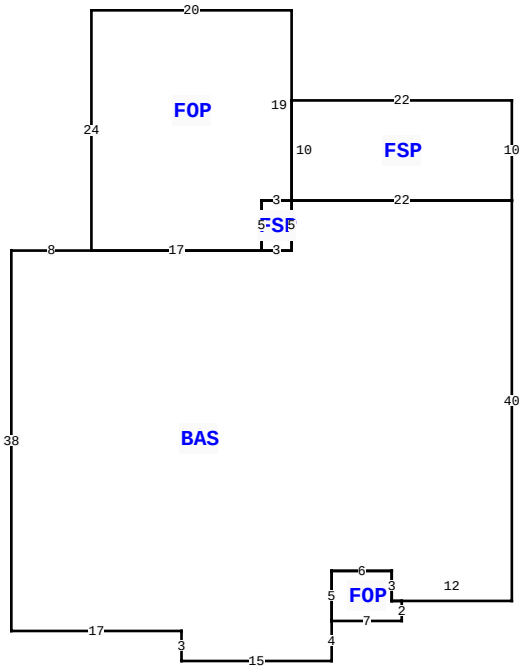
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,983	100		1,983	217,167
FOP	32	30		10	1,095
FOP	465	30		140	15,332
FSP	15	40		6	657
FSP	220	40		88	9,637
TOTALS	2,715			2,227	243,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,227	117.1275	128.84	286,927	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2011 Heated Area: 1983 HX Base Yr 2011



7766 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	870.00	UT	2.25	2.25	100	2010	2010	3	100	1,958	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		243,888
TOTAL MARKET OB/XF VALUE		3,158
TOTAL LAND VALUE - MARKET		37,625
TOTAL MARKET VALUE		284,671
SOH/AGL Deduction		91,374
ASSESSED VALUE		193,297
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,886
TOTAL JUST VALUE		284,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28545	SFR	772	05/06/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1178/1124	8/03/2009	TR	U	V	11	100
GRANTOR: FEAGLE FAMILY TRUSTS						
GRANTEE: KENDRA E & BRIAN K						
0914/0581	11/03/2000	WD	Q	V	01	100
GRANTOR: DAVID W & ELLEN (AKA						
GRANTEE: FAMILY TRUSTS 1/2 U						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 S38 E17 S3 E15 N4 FOP= E7 N2 W1 N3 W6 S5$ N5 E6 S3 E12 N40 FSP= N10 W22 S10 E22$ W22 FSP= W3 S5 E3 N5$ S5 W3 FOP= N5 E3 N19 W20 S24 E17$ W17$.

LAND DESCRIPTION

TOTAL OB/XF 3,158

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	3.01	AC		1.00	1.00	1.00	12,500.00	12,500.00	37,625							

REVIEW DATE 09/07/2017 BY DF Total Acres: 3.01 Total Land Value: 37,625 Market: 0 Agricultural: 0 Common: 37,625 PRINTED 11/17/2026 BY SYS