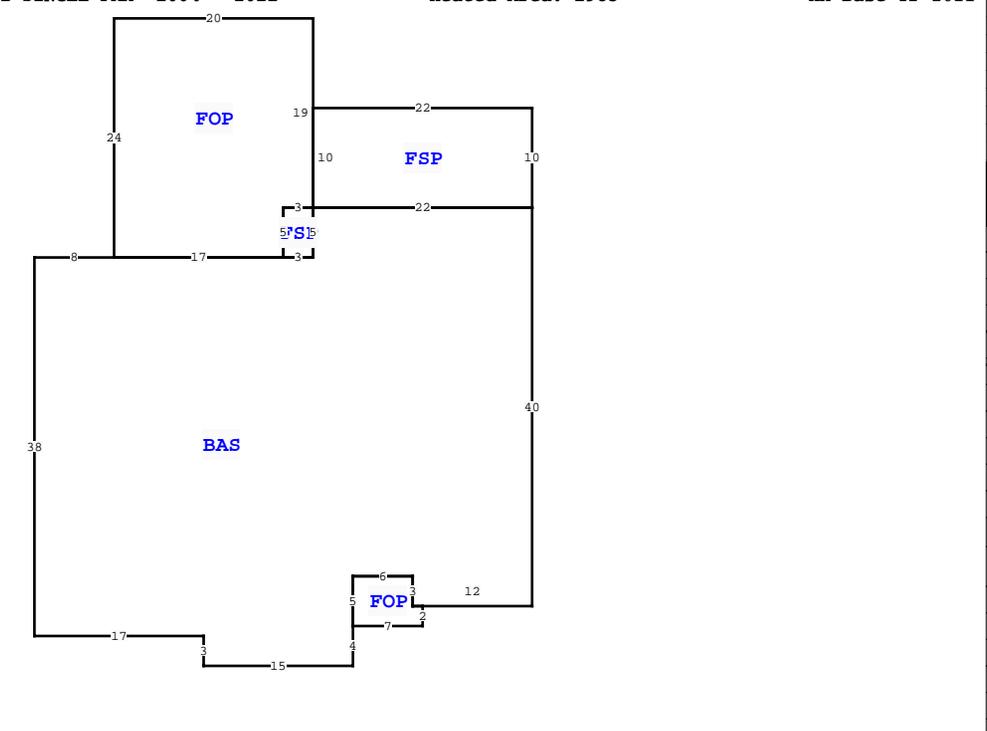


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,227	117.1275	133.53	297,371	2010	2010	0	0	15.00	85.00		



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	225,072
FOP	32	30		10	1,135
FOP	465	30		140	15,890
FSP	15	40		6	681
FSP	220	40		88	9,988
TOTALS	2,715			2,227	252,765

7766 SW TUSTENUGGEE AVE, LAKE CITY

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU							
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	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 VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		252,765	
TOTAL MARKET OB/XF VALUE		3,158	
TOTAL LAND VALUE - MARKET		37,625	
TOTAL MARKET VALUE		293,548	
SOH/AGL Deduction		105,881	
ASSESSED VALUE		187,667	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		136,256	
TOTAL JUST VALUE		293,548	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		284,497	

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 POP= E7 N2 W1 N3 W6 S5\$ N5 E6 S3 E12 N40 FSP= N10 W22 S10 E22\$ W22 FSP= W3 S5 E3 N5\$ S5 W3 POP= N5 E3 N19 W20 S24 E17\$ W17\$.	

LAND DESCRIPTION		TOTAL OB/XF														3,158								
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	3.01	AC		1.00	1.00	1.00	12,500.00	12,500.00	37,625							