COMM SE COR OF NE1/4, RUN W
40 FT TO W R/W CR-131 FOR POB,
CONT W 660 FT, N 330 FT, E 660

HARRIS JAMES C/HARRIS LINDA SUE
8110 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

30-5S-17-09453-000

BUILDING CHARACTERISTICS

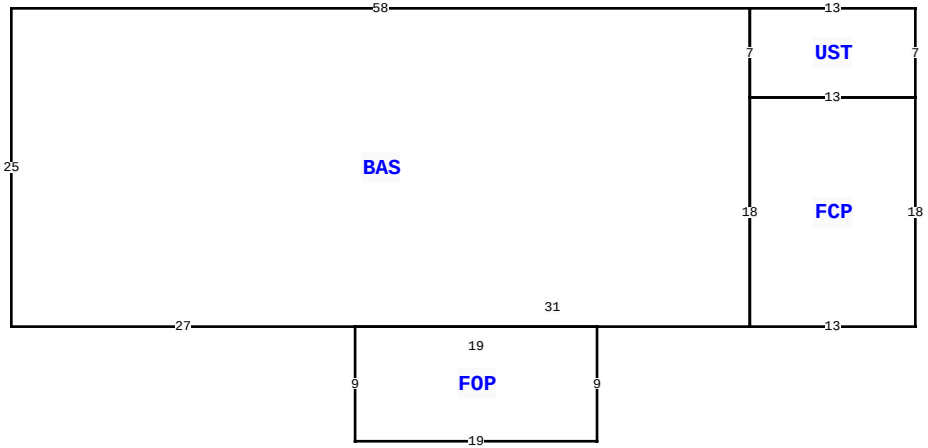
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
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	1,450	100		1,450	87,294
FCP	234	25		58	3,492
FOP	171	30		51	3,071
UST	91	45		41	2,468
TOTALS	1,946			1,600	96,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,600	84.1995	92.62	148,192	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1450 HX Base Yr 2001



8110 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	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1994	1994	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,325
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		162,925
SOH/AGL Deduction		80,883
ASSESSED VALUE		82,042
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,631
TOTAL JUST VALUE		162,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0918/1288	12/31/2000	FS	Q	I	01	100
GRANTOR: AMY & TRACY ABBOTT						
GRANTEE: JAMES C & LINDA SUE						
0897/1279	12/31/1999	FS	Q	I	01	100
GRANTOR: JAMES & LINDA S KERCE						
GRANTEE: AMY & TRACY ABBOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S25 E27 FOP= S9 E19N9 W19$ E31 FCP= E13 N18 W13 S18$ N18 UST= E13 N7 W13 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 06/03/2020 BY KR Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS