COMM NE COR OF SEC, RUN S
1135.48 FT, W 40 FT TO W R/W
CR-131 FOR POB, CONT W 2551.64

GREENE DAVID R/GREENE LESLIE W
7928 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

30-5S-17-09453-003

BUILDING CHARACTERISTICS

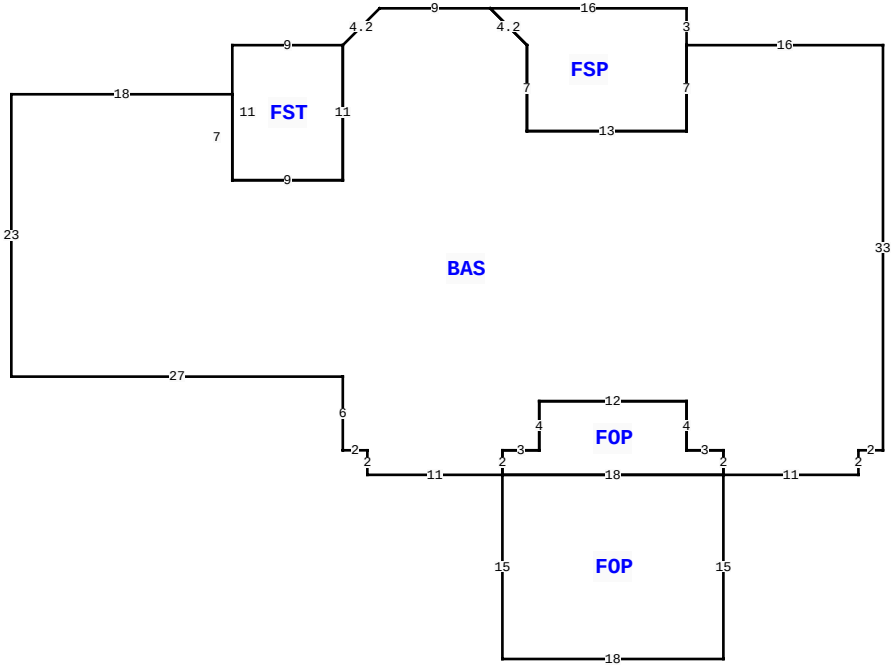
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,951	100		1,951	186,275
FOP	84	30		25	2,387
FOP	270	30		81	7,734
FSP	135	40		54	5,156
FST	99	55		54	5,156
TOTALS	2,539			2,165	206,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	118.9000	130.79	283,160	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 1999 Heated Area: 1951 HX Base Yr 1999



7928 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,707
TOTAL MARKET OB/XF VALUE		35,793
TOTAL LAND VALUE - MARKET		228,200
TOTAL MARKET VALUE		292,890
SOH/AGL Deduction		107,924
ASSESSED VALUE		184,966
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,555
TOTAL JUST VALUE		470,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046567	Roof Replacement	23,270	02/22/2023
000045550	Additions	9,000	09/23/2022
000043962	Mobile Home		03/18/2022
14349	SFR	335	08/03/1998
13061	PUMP/UTPOL	30	09/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0845/1757	9/15/1997	WD	Q	V	03	100
GRANTOR: MARY PAULINE KERCE GR						
GRANTEE: DAVID R & LESLIE W						
0796/1331	8/01/1940	WD	U	V	11	0
GRANTOR: P J KERCE SR ESTATE						
GRANTEE: MARY PAULINE KERCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N3 W16 D3 R3 S7 E13 N7$ S7 W13 N7 L3 U3 W9 L3 D3 FST= W9 S11 E9 N11$ S11 W9 N7 W18 S23 E27S6 E2 S2 E11 FOP= S15 E18 N15 W18$ FOP= E18 N2 W3N4 W12 S4 W3 S2$ N2 E3 N4 E12 S4 E3 S2 E11 N2 E2 N33$.

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	0252	LEAN-TO W/	0	100	23	12	276.00	UT	2.00	2.00	100	1998	1998	3	100	552	
2	0252	LEAN-TO W/	0	100	23	14	322.00	UT	2.00	2.00	100	1998	1998	3	100	644	
3	0040	BARN,POLE	0	100	23	15	345.00	UT	2.50	2.50	100	1998	1998	3	100	863	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1998	1998	3	100	1,080	
5	0252	LEAN-TO W/	0	100	9	14	126.00	UT	2.00	2.00	100	1998	1998	3	100	252	
6	0252	LEAN-TO W/	0	100	9	14	126.00	UT	2.00	2.00	100	1998	1998	3	100	252	
7	0296	SHED METAL	0	100	10	13	130.00	UT	5.00	5.00	100	1998	1998	3	100	650	
8	0020	BARN,FR	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2022	2021		100	7,500	
9	0060	CARPORT F	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2022	2021		100	3,200	
10	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	

LAND DESCRIPTION

TOTAL OB/XF 15,393

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		00	0.00	0.00	5.80	AC		1.00	1.00	1.00	7,000.00	7,000.00	40,600							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	22.00	AC		1.00	1.00	1.00	445.00	445.00	9,790							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	26.80	AC		1.00	1.00	1.00	7,000.00	7,000.00	187,600							

REVIEW DATE 05/05/2026 BY robin Total Acres: 27.80 Total Land Value: 50,390 Market: 187,600 Agricultural: 9,790 Common: 40,600 PRINTED 11/17/2026 BY SYS

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1135.48 FT, W 40 FT TO W R/W
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

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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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2022	2021		100	4,000	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2022	2021		100	3,200	
13	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	
14	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
15	0296	SHED METAL	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 20,400

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

REVIEW DATE 05/05/2026 BY robin Total Acres: 27.80 Total Land Value: 50,390 Market: 187,600 Agricultural: 9,790 Common: 40,600 PRINTED 11/17/2026 BY SYS