W 1196 FT OF THE FOLLOWING:
COMM NE COR OF SEC, RUN S
660.73 FT, W 40 FT TO W R/W

KERCE CHADRICK S
472 SW STEWART LOOP
LAKE CITY, FL 32024

2027

30-5S-17-09453-004

BUILDING CHARACTERISTICS

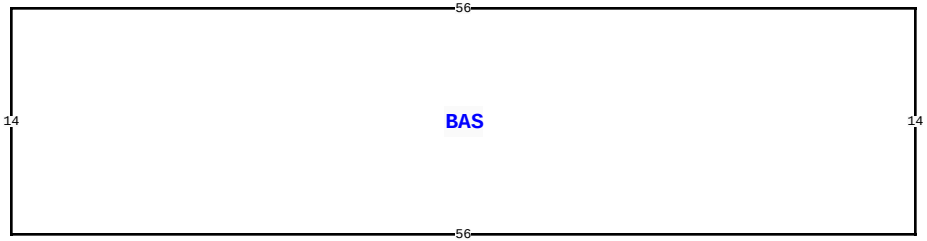
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	784	100		784	16,426
TOTALS	784			784	16,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	87.3050	52.38	41,066	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 784 HX Base Yr 2019



7848 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0070	CARPORT UF	0	100	15	48	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
2	0070	CARPORT UF	0	100	15	48	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
3	0296	SHED METAL	0	100	16	48	1.00	UT	0.00	0.00	100	2001	2001	3	100	2,000	
4	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	2001	2001	3	100	720	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		16,426
TOTAL MARKET OB/XF VALUE		3,720
TOTAL LAND VALUE - MARKET		117,270
TOTAL MARKET VALUE		34,499
SOH/AGL Deduction		13,429
ASSESSED VALUE		21,070
TOTAL EXEMPTION VALUE	HX HB	21,070
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		137,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,416

SALE:1:1: 27.80 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18295	M H	125	05/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1274	9/05/2018	WD	U	I	11	100
GRANTOR: GEORGE & MAUREEN KERC						
GRANTEE: CHADRICK S KERCE						
0895/1869	1/20/2000	WD	Q	V	01	44,500
GRANTOR: P J KERCE						
GRANTEE: GEORGE & MAUREEN KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,720

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.03	AC		1.00	1.00	1.00	445.00	445.00	5,353							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,270							
3	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 09/07/2017 BY DF Total Acres: 13.03 Total Land Value: 14,353 Market: 108,270 Agricultural: 5,353 Common: 9,000 PRINTED 11/17/2026 BY SYS