COMM SE COR OF NE1/4, RUN W 949. CONT W 411.45 FT, N 529.49 FT, E 529.19 FT TO POB. EX THE SOUTH 1

ADAMS JAMELL J/ADAMS ROBIN
8046 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

**2027**

**30-5S-17-09453-006**

## BUILDING CHARACTERISTICS

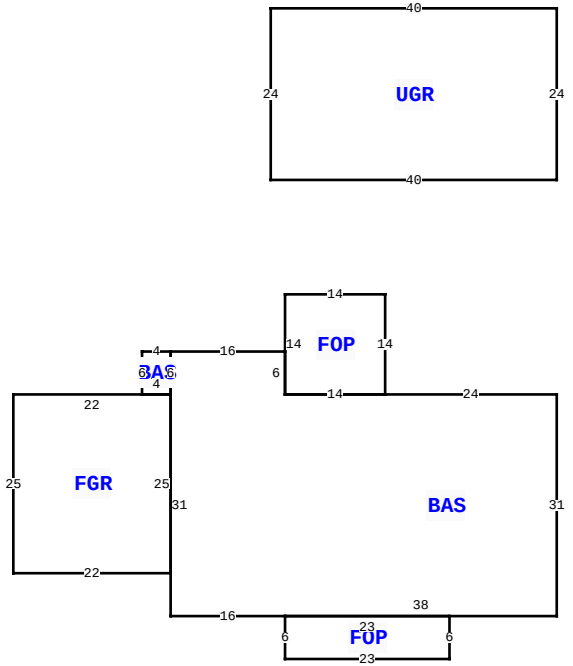
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 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 | 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 | 24 | 100 | | 24 | 2,262 |
| BAS | 1,770 | 100 | | 1,770 | 166,814 |
| FGR | 550 | 55 | | 302 | 28,462 |
| FOP | 138 | 30 | | 41 | 3,864 |
| FOP | 196 | 30 | | 59 | 5,561 |
| UGR | 960 | 45 | | 432 | 40,714 |
| TOTALS | 3,638 | | | 2,628 | 247,676 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,628 | 114.2400 | 125.66 | 330,234 | 1998 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1794 HX Base Yr




8046 SW TUSTENUGGEE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 247,676 |
| TOTAL MARKET OB/XF VALUE | 8,040 |
| TOTAL LAND VALUE - MARKET | 63,180 |
| TOTAL MARKET VALUE | 318,896 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 318,896 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 318,896 |
| TOTAL JUST VALUE | 318,896 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 323,410 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13318 | SFR | 260 | 11/19/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1551/1635 | 10/10/2025 | WD | Q | I | 01 | 330,000 |
| GRANTOR: HERZOG BARBARA BURRID | | | | | | |
| GRANTEE: ADAMS JAMELL J | | | | | | |
| 1547/1984 | 8/19/2025 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (BURRI | | | | | | |
| GRANTEE: HERZOG BARBARA BURR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 W14 N6 W16 S6 S31 E16 E38 N31 $
UGR=[ORIG=0,-30] N24 W40 S24 E40 $
FGR=[ORIG=-54,0] W22 S25 E22 N25 $
FOP=[ORIG=-24,0] N14 W14 S14 E14 $
FOP=[ORIG=-38,31] S6 E23 N6 W23 $
BAS=[ORIG=-54,-6] W4 S6 E4 N6 $
PTR=[ORIG=0,0] N30 S30 $
.

## 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1998 | 1998 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 544.00 | UT | 3.00 | 3.00 | 100 | 1998 | 1998 | 3 | 100 | 1,632 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 10 | 12 | 120.00 | UT | 3.00 | 3.00 | 100 | 1998 | 1998 | 3 | 100 | 360 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 4 | 4 | 16.00 | UT | 3.00 | 3.00 | 100 | 1998 | 1998 | 3 | 100 | 48 | |
| 5 | 0030 | BARN,MT | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2026 | 2025 | | 100 | 4,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,040

| 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 | 0 | | A-1 | 0.00 | 0.00 | 4.86 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 63,180 | | | | | | | |

REVIEW DATE 12/30/2025 BY TP Total Acres: 4.86 Total Land Value: 63,180 Market: 0 Agricultural: 0 Common: 63,180 PRINTED 11/17/2026 BY SYS