

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

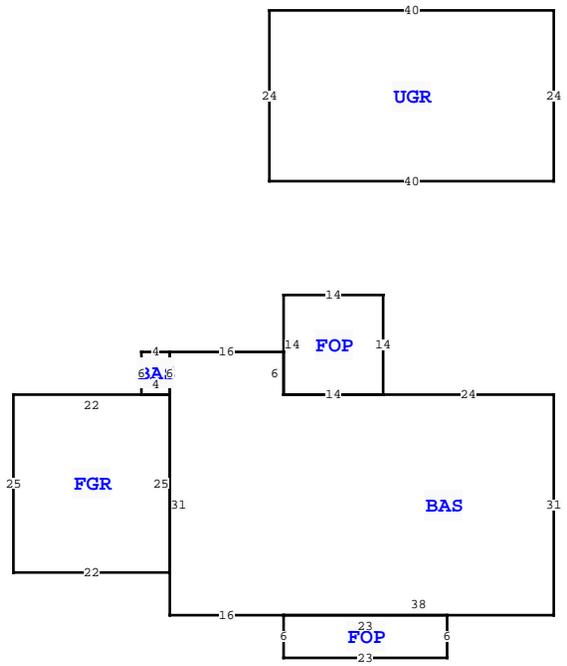
ADAMS JAMELL J/ADAMS ROBIN
 12827 SWAMP OWL LN
 JACKSONVILLE, FL 32258

2026

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 Floor	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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,628	114.2400	127.95	336,253	1998	2000	0	0	25.00	75.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1794 HX Base Yr													



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	2,303
BAS	1,770	100		1,770	169,854
FGR	550	55		302	28,981
FOP	138	30		41	3,935
FOP	196	30		59	5,662
UGR	960	45		432	41,456
TOTALS	3,638			2,628	252,190

EXTRA FEATURES																	
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	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	

8046 SW TUSTENUGGEE AVE, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/06/2026
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			252,190
TOTAL MARKET OB/XF VALUE			8,040
TOTAL LAND VALUE - MARKET			63,180
TOTAL MARKET VALUE			323,410
SOH/AGL Deduction			0
ASSESSED VALUE			323,410
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			323,410
TOTAL JUST VALUE			323,410
NCON VALUE			4,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,410

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 \$													

LAND DESCRIPTION														TOTAL OB/XF										
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	0		A-1	0.00	0.00	4.86	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,180							