SE1/4 OF SE1/4, EX RD & EX 1 ACR
517-90.

KERCE JOHN DANIEL/KERCE MYRTLE
8734 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

30-5S-17-09460-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	225,660
TOTAL MARKET VALUE	20,736
SOH/AGL Deduction	1,072
ASSESSED VALUE	19,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,664
TOTAL JUST VALUE	229,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,245

SALE:2:1: 27.80 ACRES

SALE:1:1: NO STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0796/1372	8/01/1994	WD	Q	V	03	27,900
GRANTOR:P J KERCE JR						
GRANTEE:JOHN DANIEL & MYRTL						
0796/1308	8/01/1994	WD	Q	V	02	0
GRANTOR:P J KERCE SR ESTATE						
GRANTEE:JOHN DANIEL & MYRTL						

BUILDING NOTES

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
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	37.61	AC		1.00	1.00	1.00	445.00	445.00	16,736							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	37.61	AC		1.00	1.00	1.00	6,000.00	6,000.00	225,660							

REVIEW DATE 04/16/2018 BY DF Total Acres: 37.61 Total Land Value: 16,736 Market: 225,660 Agricultural: 16,736 Common: 0 PRINTED 06/08/2026 BY SYS