NE1/4 OF NE1/4, EX RD R/W.

351-477, 437-205, 593-5, 796-130

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

2026

31-5S-17-09461-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

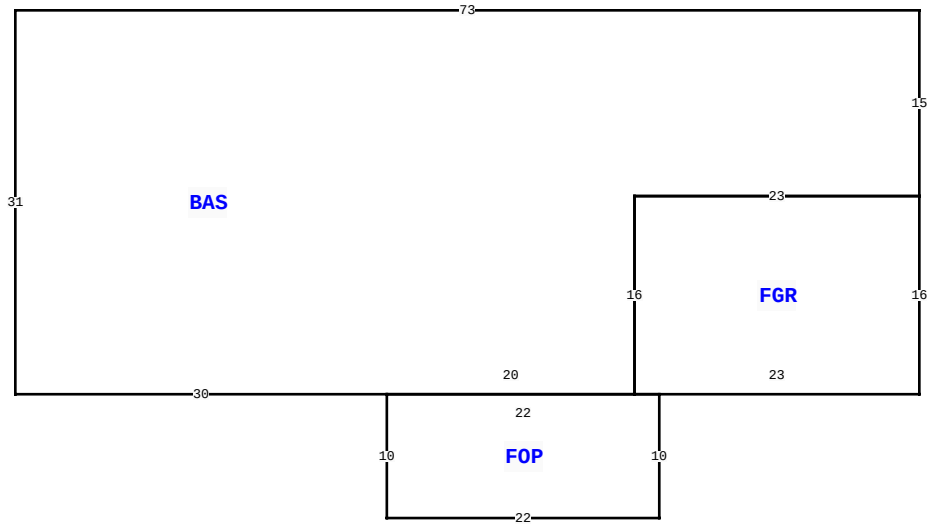
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	31517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100		1,895	151,887
FGR	368	55		202	16,191
FOP	220	30		66	5,290
TOTALS	2,483			2,163	173,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	110.0950	123.31	266,720	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1895 HX Base Yr



8734 SW TUSTENUGGEE AVE, LAKE CITY

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		173,368
TOTAL MARKET OB/XF VALUE		5,911
TOTAL LAND VALUE - MARKET		236,100
TOTAL MARKET VALUE		202,345
SOH/AGL Deduction		78,059
ASSESSED VALUE		124,286
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,875
TOTAL JUST VALUE		415,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W73 S31 E30 FOP= S10 E22 N10 W22$ E20 FGR= E23 N16W23 S16$ N16 E23 N15$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
3	0030	BARN,MT	0	0	18	26	468.00	UT	11.00	11.00	75	2017	2017	3	75	3,861	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 5,911

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	38.35	AC		1.00	1.00	1.00	445.00	445.00	17,066							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.35	AC		1.00	1.00	1.00	6,000.00	6,000.00	230,100							

REVIEW DATE 09/19/2017 BY DF Total Acres: 39.35 Total Land Value: 23,066 Market: 230,100 Agricultural: 17,066 Common: 6,000 PRINTED 06/08/2026 BY SYS