BEG SE COR OF NW1/4 OF NE1/4, N
664.27 FT, S 333.34 FT, E 664.12

KERCE JOHN MATTHEW
8734 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

31-5S-17-09462-008

BUILDING CHARACTERISTICS

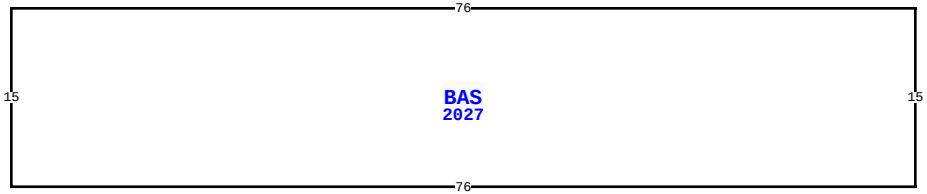
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,140	100	2027	1,140	116,367
TOTALS	1,140			1,140	116,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	112.0000	104.16	118,742	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1140 HX Base Yr



343 SW GALILEE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,367
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,960
TOTAL MARKET VALUE	177,327
SOH/AGL Deduction	0
ASSESSED VALUE	177,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,327
TOTAL JUST VALUE	177,327
NCON VALUE	116,367
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055409	Mobile Home		04/01/2026
000055320	Right-of-Way Acce		03/25/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/390	2/16/2026	WD	U	V	11	100

GRANTOR: KERCE JOHN DANIEL

GRANTEE: KERCE JOHN MATTHEW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=18,15] E76 S15 W76 N15 $

.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.08	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,960							

REVIEW DATE 07/08/2026 BY JAELIN Total Acres: 5.08 Total Land Value: 60,960 Market: 0 Agricultural: 0 Common: 60,960 PRINTED 11/17/2026 BY SYS