COMM AT INTER OF N LINE OF SEC
& W R/W CR-131,RUN S'RLY ALONG
ARC OF CURVE 56.80FT, S 26 DEG

TICE ANTHONY A/TICE TRACY J
2740 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

32-4S-17-08925-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

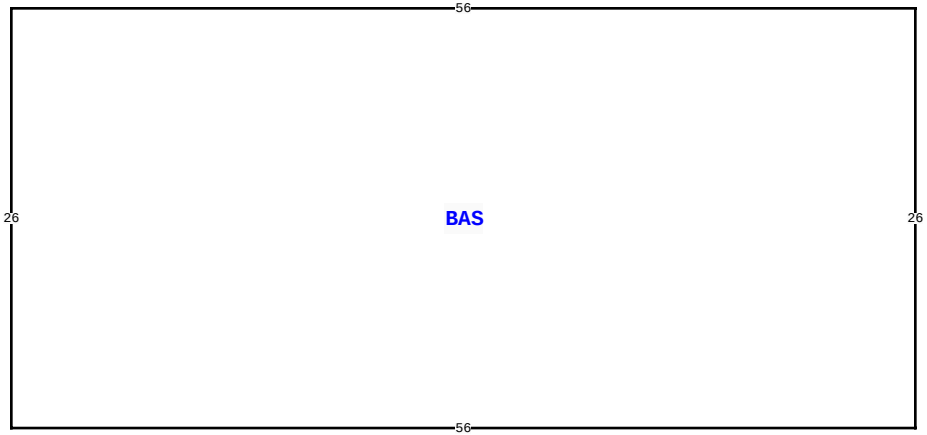
NEIGHBORHOOD/LOC 32417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	137,268
TOTALS	1,456			1,456	137,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	113.9000	105.93	154,234	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2021 Heated Area: 1456 HX Base Yr 2021



2740 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		137,268
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		158,388
SOH/AGL Deduction		56,964
ASSESSED VALUE		101,424
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,013
TOTAL JUST VALUE		201,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37923	M H	641	03/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0207	9/20/2019	WD	U	V	30	100
GRANTOR: ANTHONY A TICE						
GRANTEE: ANTHONY A & TRACY J						
1366/0274	7/26/2018	QC	U	V	11	100
GRANTOR: JOESPH A TICE						
GRANTEE: ANTHONY A TICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 05/09/2019 BY RP Total Acres: 5.00 Total Land Value: 14,120 Market: 44,000 Agricultural: 1,120 Common: 13,000 PRINTED 11/17/2026 BY SYS