COMM AT INTERS OF N LINE OF
SEC & W R/W CR-131, RUN S
56.80 FT, CONT SW ALONG W R/W

TICE LINDSEY B
2800 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

32-4S-17-08925-006

BUILDING CHARACTERISTICS

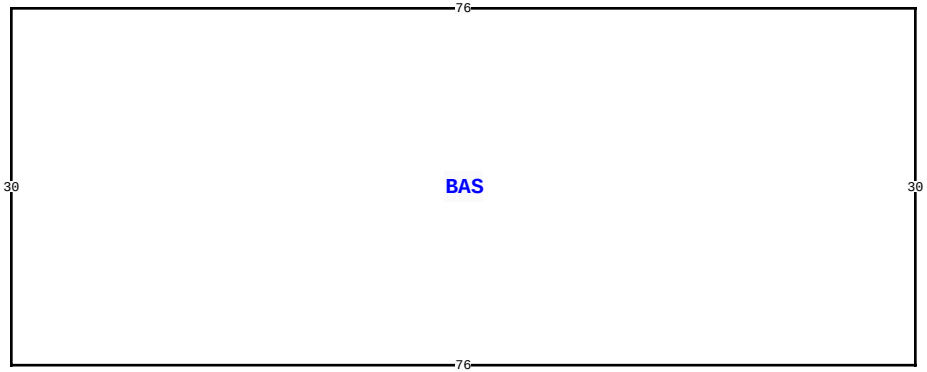
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 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	2,280	100		2,280	219,783
TOTALS	2,280			2,280	219,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	2020	2020	0	0	0	9.00	91.00

1 MANUF 1 100% - 2022 Heated Area: 2280 HX Base Yr 2022



2800 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,783
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		240,903
SOH/AGL Deduction		51,091
ASSESSED VALUE		189,812
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,401
TOTAL JUST VALUE		283,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39396	M H	0	03/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/2670	4/05/2019	QC	U	V	11	100

GRANTOR: JOSEPH A TICE

GRANTEE: LINDSEY B TICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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					4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0					4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 05/11/2020 BY JB Total Acres: 5.00 Total Land Value: 14,120 Market: 44,000 Agricultural: 1,120 Common: 13,000 PRINTED 11/17/2026 BY SYS