

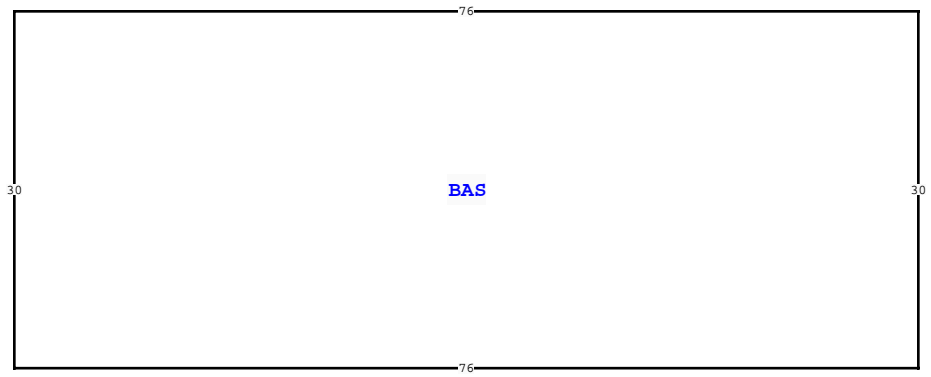
COMM AT INTERS OF N LINE OF
SEC & W R/W CR-131, RUN S
56.80 FT, CONT SW ALONG W R/W

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

2026

32-4S-17-08925-006


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,280	100	
TOTALS	2,280		2,280 222,149

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100% - 2022									Heated Area: 2280 HX Base Yr 2022	
													
2800 SW TUSTENUGGEE AVE, LAKE CITY													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			222,149
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			57,000
TOTAL MARKET VALUE			243,269
SOH/AGL Deduction			58,953
ASSESSED VALUE			184,316
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			132,905
TOTAL JUST VALUE			286,149
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,032

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\$.	

EXTRA FEATURES																
L N	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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							