

COMM NE COR OF W1/2 OF SW1/4 OF
1344.69 FT, NW 422.56 FT FOR POB
NW 1050.67 FT, NE 76.85 FT TO E

SNIDER KEN RUSSELL/SNIDER AMY GODWIN
2927 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

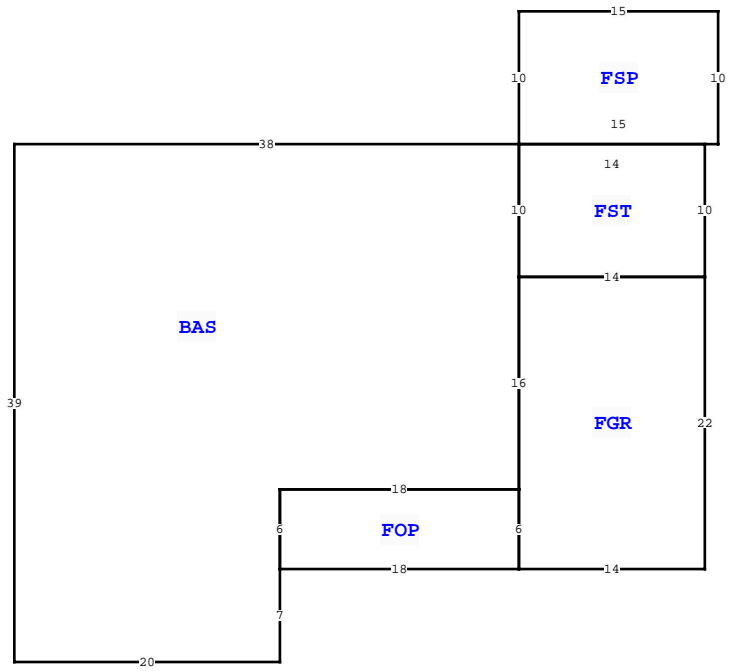
2026

32-4S-17-08927-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	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	32417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
FGR	308	55	
FOP	108	30	
FSP	150	40	
FST	140	55	
TOTALS	1,954		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
			Heated Area: 1248			HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		135,336	
TOTAL MARKET OB/XF VALUE		42,118	
TOTAL LAND VALUE - MARKET		90,832	
TOTAL MARKET VALUE		188,517	
SOH/AGL Deduction		53,174	
ASSESSED VALUE		135,343	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		83,932	
TOTAL JUST VALUE		268,286	
NCON VALUE		33,798	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049561	Swimming Pool and	25,600	04/05/2024
000047983	Additions	84,100	08/24/2023
7642	M H	60	09/30/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/2728	7/09/2021	QC	U	I	11	0
GRANTOR: SNIDER KEN RUSSELL						
GRANTEE: SNIDER KEN RUSSELL						
1345/0358	9/29/2017	WD	Q	I	01	172,000
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: KEN RUSSELL SNIDER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	12	24	288.00	UT	5.00	5.00	100	2002
2	0070	CARPORT UF	0 100	18	20	360.00	UT	3.00	3.00	100	2002
3	0296	SHED METAL	0 100	12	20	240.00	UT	5.00	5.00	100	2002
4	0020	BARN, FR	0 100	16	23	368.00	UT	11.00	11.00	100	2002
5	0252	LEAN-TO W/	0 100	12	23	276.00	UT	2.00	2.00	100	2002
6	0280	POOL R/CON	0 100	0	0	438.00	UT	70.00	70.00	100	2026
7	0080	DECKING	0 100	0	0	682.00	UT	5.50	5.50	100	2026

TOTAL OB/XF												42,118	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
						05/06/2026	MLU						

BUILDING NOTES											
BAS= W38 S39 E20 N7 FOP= E18 N6 W18 S6\$ N6 E18 FGR= S6 E14 N22 W14 S16\$ N16 FST= E14 N10 W14 S10\$ N10\$ FSP= E15 N10 W15 S10\$.											

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.75	11,000.00	8,250.00	8,250							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	281.00	281.00	2,813							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.75	11,000.00	8,250.00	82,582							