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

2027

32-4S-17-08927-000

BUILDING CHARACTERISTICS

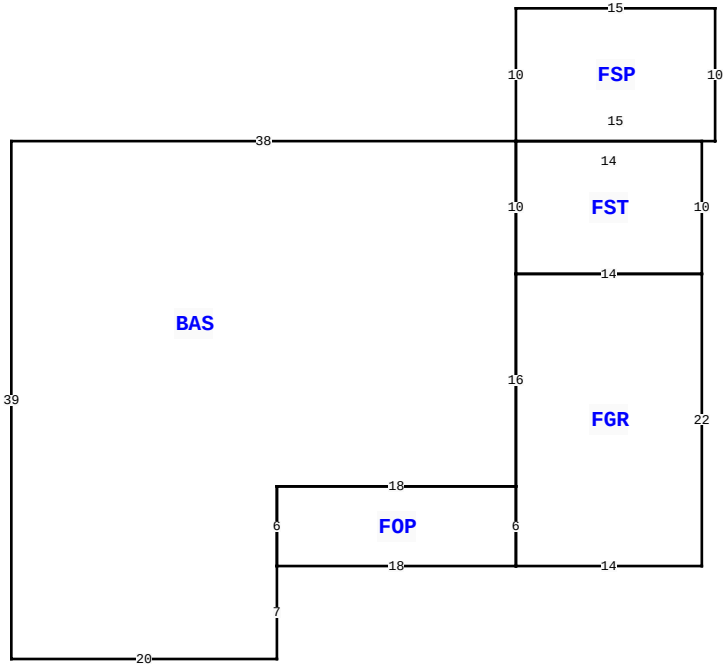
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	104,596
FGR	308	55		169	14,164
FOP	108	30		32	2,682
FSP	150	40		60	5,028
FST	140	55		77	6,453
TOTALS	1,954			1,586	132,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	117.2160	128.94	204,499	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1248 HX Base Yr 2018



2927 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	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2002	2002	3	100	1,440	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2002	2002	3	100	1,080	
3	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	2002	2002	3	100	1,200	
4	0020	BARN,FR	0	100	16	23	368.00	UT	11.00	11.00	100	2002	2002	3	100	4,048	
5	0252	LEAN-TO W/	0	100	12	23	276.00	UT	2.00	2.00	100	2002	2002	3	100	552	
6	0280	POOL R/CON	0	100	0	0	438.00	UT	70.00	70.00	100	2026	2025		98	30,047	
7	0080	DECKING	0	100	0	0	682.00	UT	5.50	5.50	100	2026	2025		100	3,751	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,924
TOTAL MARKET OB/XF VALUE		42,118
TOTAL LAND VALUE - MARKET		90,832
TOTAL MARKET VALUE		186,105
SOH/AGL Deduction		46,786
ASSESSED VALUE		139,319
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,908
TOTAL JUST VALUE		265,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,286

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 42,118

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	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							

REVIEW DATE 04/30/2026 BY robin Total Acres: 11.01 Total Land Value: 11,063 Market: 82,582 Agricultural: 2,813 Common: 8,250 PRINTED 11/17/2026 BY SYS