

THE E1/2 OF SE1/4 & E 660.19 FT
SE1/4 & S 161 FT OF SE1/4 OF NE1
OF E 660 FT OF SW1/4 OF NE1/4.

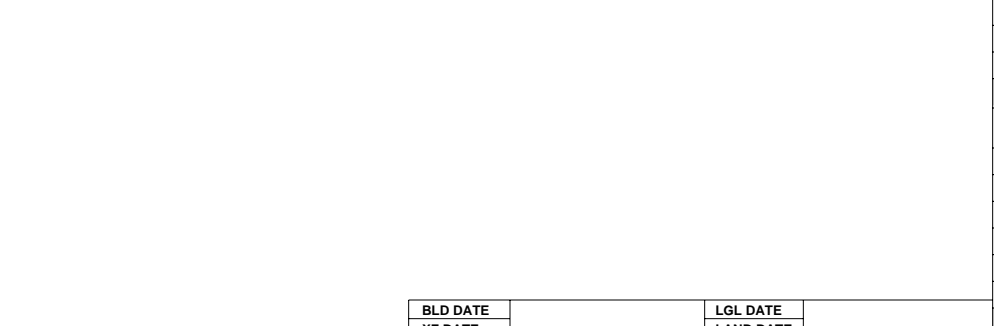
GLACKIN JOSHUA/BALLANCE HOLLY
3083 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

32-4S-17-08927-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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

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%	- 2021									Heated Area: 3768 HX Base Yr 2022	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,003	100		3,003	353,782
BAS	140	100	2026	140	16,493
FGR	1,288	55		708	83,409
FHS	625	60		375	44,179
FOP	170	30		51	6,009
FOP	2,189	30		657	77,401
TOTALS	7,415			4,934	581,272

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2021	2020		100	2,000	

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	92.55	AC		1.00	1.00	1.00	280.00	280.00	25,914							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.45	AC		1.00	1.00	1.00	445.00	445.00	2,870							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	99.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	495,000							
4	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			581,272	
TOTAL MARKET OB/XF VALUE			2,000	
TOTAL LAND VALUE - MARKET			501,000	
TOTAL MARKET VALUE			618,056	
SOH/AGL Deduction			153,102	
ASSESSED VALUE			464,954	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			413,543	
TOTAL JUST VALUE			1,084,272	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40730	ELECTRICAL	0	10/19/2020
38141	SFR	2,629	05/20/2019
37608	PUMP/UTPOL	50	01/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/1604	8/14/2018	WD U	V	V	16	100
GRANTOR: JUDY D MALOY & PAMELA						
GRANTEE: JOSHUA GLACKIN & HO						
1366/1598	8/14/2018	WD U	V	V	16	275,600
GRANTOR: CLAUDE HUBERT JR & EU						
GRANTEE: JOSHUA GLACKIN & HO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=19,40] E15 N13 E63 N36 W78 S49 \$
FOP=[ORIG=34,38] E74 N36 N10 N12 W89 S11 E78 S36 W63 S11 \$
FGR=[ORIG=125,12] E28 N2 E16 N28 W44 S10 S10 S10 \$
FHS=[ORIG=136,48] E25 N25 W25 S25 \$
FOP=[ORIG=108,2] E17 N10 W17 S10 \$
BAS=[YR=2026;ORIG=9,26] E10 S14 W10 N14 \$