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

2027

32-4S-17-08927-001

BUILDING CHARACTERISTICS

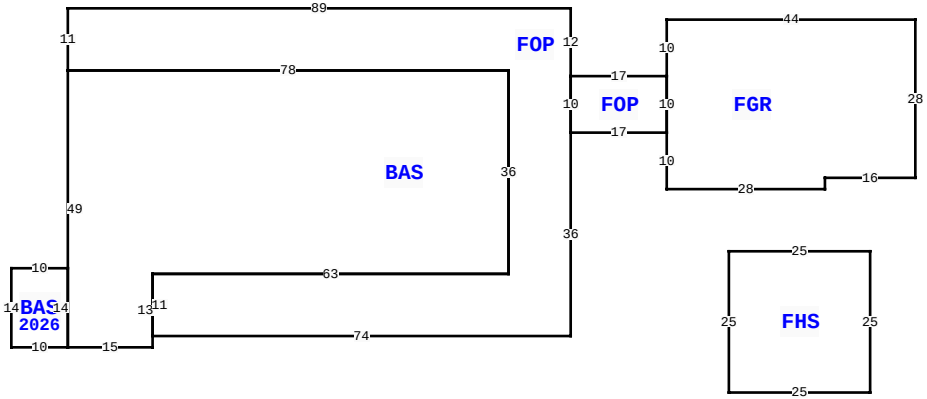
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
NEIGHBORHOOD/LOC	32417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,003	100		3,003	347,448
BAS	140	100	2026	140	16,198
FGR	1,288	55		708	81,916
FHS	625	60		375	43,387
FOP	170	30		51	5,900
FOP	2,189	30		657	76,015
TOTALS	7,415			4,934	570,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,934	110.7225	121.79	600,912	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 3768 HX Base Yr 2022



3083 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		570,866
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		501,000
TOTAL MARKET VALUE		607,650
SOH/AGL Deduction		129,611
ASSESSED VALUE		478,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		426,628
TOTAL JUST VALUE		1,073,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,084,272

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	16	100
GRANTOR: JUDY D MALOY & PAMELA						
GRANTEE: JOSHUA GLACKIN & HO						
1366/1598	8/14/2018	WD	U	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 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	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							

REVIEW DATE BY Total Acres: 100.00 Total Land Value: 34,784 Market: 495,000 Agricultural: 28,784 Common: 6,000 PRINTED 11/17/2026 BY SYS