COM NE COR OF W1/2 OF SW1/4 OF N
DEG W 1236.53 FT FOR POB, CONT S
TO PT ON N LINE OF NW1/4 OF SE1/

COMBS EUFAULA M
2839 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

32-4S-17-08928-000

BUILDING CHARACTERISTICS

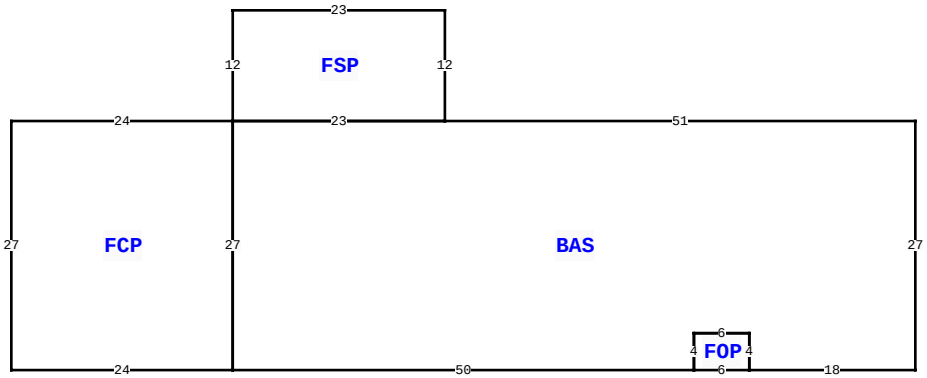
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	1,974	100		1,974	115,008
FCP	648	25		162	9,439
FOP	24	35		8	466
FSP	276	40		110	6,409
TOTALS	2,922			2,254	131,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,254	113.9000	105.93	238,766	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1974 HX Base Yr 2003



2839 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	05/16/2024 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	21	3	63.00	UT	2.00	2.00	100	2002	2002	3	100	126	
2	0166	CONC,PAVMT	0	100	20	12	240.00	UT	2.00	2.00	100	2002	2002	3	100	480	
3	0166	CONC,PAVMT	0	100	40	24	960.00	UT	2.00	2.00	100	2002	2002	3	100	1,920	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
5	0252	LEAN-TO W/	0	100	11	39	429.00	UT	2.00	2.00	100	2002	2002	3	100	858	
6	0252	LEAN-TO W/	0	100	12	14	168.00	UT	2.00	2.00	100	2002	2002	3	100	336	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0252	LEAN-TO W/	0	100	11	39	429.00	UT	2.00	2.00	100	2002	2002	3	100	858	
9	0294	SHED WOOD/	0	100	14	28	392.00	UT	7.50	7.50	100	2002	2002	3	100	2,940	
10	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	2002	2002	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 16,918

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.79	AC		1.00	1.00	1.00	280.00	280.00	1,621							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	16.47	AC		1.00	1.00	1.00	281.00	281.00	4,628							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	5.47	AC		1.00	1.00	1.00	40.00	40.00	219							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.73	AC		1.00	1.00	1.00	11,000.00	11,000.00	305,030							

REVIEW DATE 02/01/2023 BY JS Total Acres: 27.73 Total Land Value: 17,468 Market: 305,030 Agricultural: 6,468 Common: 11,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	131,321
TOTAL MARKET OB/XF VALUE	24,938
TOTAL LAND VALUE - MARKET	316,030
TOTAL MARKET VALUE	173,727
SOH/AGL Deduction	68,142
ASSESSED VALUE	105,585
TOTAL EXEMPTION VALUE	HX HB SX WX 105,585
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	472,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	473,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046173	Roof Replacement	9,500	12/28/2022
19987	M H	125	09/23/2002
11886	PUMP/UTPOL	30	11/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1923	4/12/2018	LE	U	I	14	100
GRANTOR: CLAUDE HUBERT JR & EU						
GRANTEE: TAMMY LYNNE & GARY						
1357/1920	4/12/2018	WD	U	I	30	100
GRANTOR: CLAUDE JR & EUFAULA C						
GRANTEE: CLAUDE HUBERT JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 FSP= N12 W23 S12 E23$ W23 FCP= W24 S27 E24 N27$ S27 E50 FOP= E6N4 W6 S4$ N4 E6 S4 E18 N27$.

COM NE COR OF W1/2 OF SW1/4 OF N
DEG W 1236.53 FT FOR POB, CONT S
TO PT ON N LINE OF NW1/4 OF SE1/

COMBS EUFAULA M
2839 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

32-4S-17-08928-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/16/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,321
TOTAL MARKET OB/XF VALUE		24,938
TOTAL LAND VALUE - MARKET		316,030
TOTAL MARKET VALUE		173,727
SOH/AGL Deduction		68,142
ASSESSED VALUE		105,585
TOTAL EXEMPTION VALUE	HX HB SX WX	105,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		472,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1923	4/12/2018	LE	U	I	14	100
GRANTOR: CLAUDE HUBERT JR & EU						
GRANTEE: TAMMY LYNNE & GARY						
1357/1920	4/12/2018	WD	U	I	30	100
GRANTOR: CLAUDE JR & EUFAULA C						
GRANTEE: CLAUDE HUBERT JR &						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	100	2002	2002	3	100	750	
12	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	2002	2002	3	100	1,200	
13	0294	SHED WOOD/	0	100	28	16	448.00	UT	7.50	7.50	100	2002	2002	3	100	3,360	
14	0252	LEAN-TO W/	0	100	8	28	244.00	UT	5.00	5.00	50	2002	2002	3	50	610	
15	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	500	
16	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 8,020

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

REVIEW DATE 02/01/2023 BY JS Total Acres: 27.73 Total Land Value: 17,468 Market: 305,030 Agricultural: 6,468 Common: 11,000 PRINTED 11/17/2026 BY SYS