

COMM NW COR OF NE1/4, RUN S
689.24 FT TO A PT ON E'LY R/W
C-131 FOR POB, RUN N 26 DEG E

NORTON JACK JUSTIN
2663 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

32-4S-17-08929-000

| 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 | 80 |
| Interior Floor | 08 | SHT VINYL | 20 |
| 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 | 2,238 | 100 | |
| FGR | 784 | 55 | |
| FOP | 210 | 30 | |
| FOP | 504 | 30 | |
| TOTALS | 3,736 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 2 | SINGLE FAM | 100% | - 1998 | | | | | | | | |
| Heated Area: 2238 | | | | | | HX Base Yr 1998 | | | | | |
| | | | | | | | | | | | |
| TOTALS | 3,736 | | 2,883 | 253,139 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 | |
|--|-------------|-----------|------------|--------------|--------|----------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 253,139 | | |
| TOTAL MARKET OB/XF VALUE | | | | 51,714 | | |
| TOTAL LAND VALUE - MARKET | | | | 156,870 | | |
| TOTAL MARKET VALUE | | | | 318,453 | | |
| SOH/AGL Deduction | | | | 99,614 | | |
| ASSESSED VALUE | | | | 218,839 | | |
| TOTAL EXEMPTION VALUE | | | | HX HB 51,411 | | |
| BASE TAXABLE VALUE | | | | 167,428 | | |
| TOTAL JUST VALUE | | | | 461,723 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 461,720 | | |
| SALE:2:1: 5 AC WITH HOUSE | | | | | | |
| SALE:1:1: 5 AC WITH HOUSE | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| 37922 | MAINT/ALTR | 120 | 03/28/2019 | | | |
| 30255 | POOL | 250 | 07/03/2012 | | | |
| 12500 | SFR | 280 | 05/08/1997 | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0811/2376 | 10/09/1995 | WD Q | Q | I | | 40,300 |
| GRANTOR: JEFFERY D HALL | | | | | | |
| GRANTEE: JACK JUSTIN NORTON | | | | | | |
| 0781/1100 | 6/21/1993 | WD Q | Q | I | | 45,000 |
| GRANTOR: ANNIE M COLSON | | | | | | |
| GRANTEE: JEFFERY HALL | | | | | | |
| BLD DATE | | | | | | LGL DATE |
| XF DATE | | | | | | LAND DATE |
| INC DATE | | | | | | AG DATE |
| 2663 SW TUSTENUGGEE AVE, LAKE CITY | | | | | | 05/07/2026 MLU |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS= W14 S34 FOP= S7 E72 N7 W2S E72 N34 FGR= N28 W28 S28E28S W28 FOP= W30 S7 E30 N7S S7 W30 N7S. | | | | | | |

| 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 | 0020 | BARN,FR | 0 | 100 | 32 | 33 | 1,056.00 | UT | 10.00 | 100 | 2005 | 2005 | 3 | 100 | 10,560 | |
| 2 | 0260 | PAVEMENT-A | 0 | 100 | 10 | 440 | 4,400.00 | UT | 1.10 | 100 | 2005 | 2005 | 3 | 100 | 4,840 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,640.00 | UT | 1.50 | 100 | 2005 | 2005 | 3 | 100 | 3,960 | |
| 4 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 469.00 | UT | 70.00 | 100 | 2012 | 2012 | 3 | 71 | 23,309 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 150.00 | UT | 15.50 | 100 | 2012 | 2012 | 3 | 100 | 2,325 | |
| 6 | 0060 | CARPORT F | 0 | 100 | 30 | 32 | 960.00 | UT | 3.50 | 100 | 2012 | 2012 | 3 | 100 | 3,360 | |
| 7 | 0060 | CARPORT F | 0 | 100 | 30 | 32 | 960.00 | UT | 3.50 | 100 | 2012 | 2012 | 3 | 100 | 3,360 | |
| TOTAL OB/XF | | | | | | | | | | | | | | | 51,714 | |

| 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 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 16.43 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 4,600 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 16.43 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 147,870 | | | | | | | |