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

2027

32-4S-17-08929-000

BUILDING CHARACTERISTICS

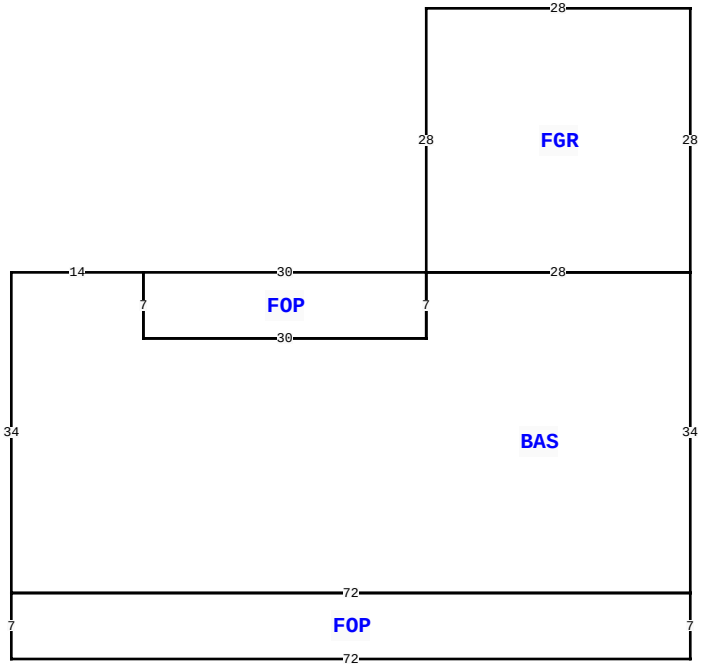
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100		2,238	189,608
FGR	784	55		431	36,516
FOP	210	30		63	5,337
FOP	504	30		151	12,793
TOTALS	3,736			2,883	244,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,883	106.9700	117.67	339,243	1997	1997	0	0	0	28.00	72.00

2 SINGLE FAM 100% - 1998 Heated Area: 2238 HX Base Yr 1998



2663 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 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	0020	BARN,FR	0	100	32	33	1,056.00	UT	10.00	10.00	100	2005	2005	3	100	10,560	
2	0260	PAVEMENT-A	0	100	10	440	4,400.00	UT	1.10	1.10	100	2005	2005	3	100	4,840	
3	0166	CONC,PAVMT	0	100	0	0	2,640.00	UT	1.50	1.50	100	2005	2005	3	100	3,960	
4	0280	POOL R/CON	0	100	0	0	469.00	UT	70.00	70.00	100	2012	2012	3	71	23,309	
5	0169	FENCE/WOOD	0	100	0	0	150.00	UT	15.50	15.50	100	2012	2012	3	100	2,325	
6	0060	CARPORT F	0	100	30	32	960.00	UT	3.50	3.50	100	2012	2012	3	100	3,360	
7	0060	CARPORT F	0	100	30	32	960.00	UT	3.50	3.50	100	2012	2012	3	100	3,360	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		244,255
TOTAL MARKET OB/XF VALUE		51,714
TOTAL LAND VALUE - MARKET		156,870
TOTAL MARKET VALUE		309,569
SOH/AGL Deduction		84,303
ASSESSED VALUE		225,266
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,855
TOTAL JUST VALUE		452,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,281

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	I		40,300
GRANTOR: JEFFERY D HALL						
GRANTEE: JACK JUSTIN NORTON						
0781/1100	6/21/1993	WD	Q	I		45,000
GRANTOR: ANNIE M COLSON						
GRANTEE: JEFFERY HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S34 FOP= S7 E72 N7 W72$ E72 N34 FGR= N28 W28 S28E28$ W28 FOP= W30 S7 E30 N7$ S7 W30 N7$.

LAND DESCRIPTION

TOTAL OB/XF 51,714

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	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							

REVIEW DATE 05/15/2019 BY RP Total Acres: 17.43 Total Land Value: 13,600 Market: 147,870 Agricultural: 4,600 Common: 9,000 PRINTED 11/17/2026 BY SYS