

THE S 330 FT OF NE1/4 OF NW1/4 &
 W1/2 OF NW1/4 OF NE1/4, LYING E
 1.01 AC DESC ORB 905-406 & EX CO

TUCKER WAYNE T/TUCKER SUSAN V
 2689 SW TUSTENUGGEE AVE
 LAKE CITY, FL 32025

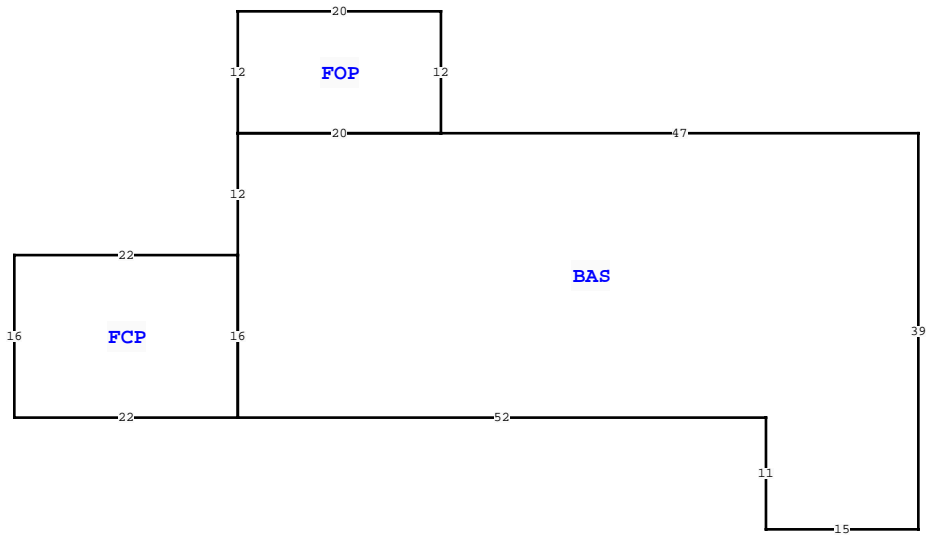
2026

32-4S-17-08931-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	13	LAM/VNLPLK	30
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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,041	100	
FCP	352	25	
FOP	240	30	
TOTALS	2,633		

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%	- 2022		290,048	1964	2020	0	0	5.00	95.00
Heated Area: 2041 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			275,546
TOTAL MARKET OB/XF VALUE			17,557
TOTAL LAND VALUE - MARKET			38,080
TOTAL MARKET VALUE			331,183
SOH/AGL Deduction			155,368
ASSESSED VALUE			175,815
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			124,404
TOTAL JUST VALUE			331,183
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043461	Electrical Servic	0	12/29/2021
000043331	Storage Building	15,700	12/07/2021
000042291	Remodel	13,257	07/09/2021
41197	ELECTRICAL		01/22/2021
15621	M H	125	06/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/2230	10/22/2021	WD	Q	I	01	286,300
GRANTOR: TEAL BRENDA E						
GRANTEE: TUCKER WAYNE T						
1424/1177	11/17/2020	WD	U	I	30	0
GRANTOR: BETTY E TEAL						
GRANTEE: BRENDA E & CRAIG A						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	0166	CONC, PAVMT	0 100	11 26	286.00	UT 1.12
2	0260	PAVEMENT-A	0 100	10 255	2,550.00	UT 0.48
3	0190	FPLC PF	0 100	0 0	1.00	UT 1,200.00
4	0040	BARN, POLE	0 100	0 0	1.00	UT 0.00
5	0297	SHED CONCR	0 100	8 12	96.00	UT 3.30
6	0021	BARN, FR AE	0 100	10 20	200.00	UT 1.98
7	0031	BARN, MT AE	0 100	0 0	1.00	UT 9,000.00
8	0166	CONC, PAVMT	0 100	0 0	1.00	UT 200.00
9	0104	GENERATOR	0 100	0 0	1.00	UT 6,000.00

TOTAL OB/XF												17,557			
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	0166	CONC, PAVMT	0 100	11 26	286.00	UT	1.12	1.12	100	0	0	3	100	320	
2	0260	PAVEMENT-A	0 100	10 255	2,550.00	UT	0.48	0.48	100	0	0	3	100	1,224	
3	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0040	BARN, POLE	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0297	SHED CONCR	0 100	8 12	96.00	UT	3.30	3.30	100	0	0	3	100	317	
6	0021	BARN, FR AE	0 100	10 20	200.00	UT	1.98	1.98	100	0	0	3	100	396	
7	0031	BARN, MT AE	0 100	0 0	1.00	UT	9,000.00	9,000.00	100	2023	2022		100	9,000	
8	0166	CONC, PAVMT	0 100	0 0	1.00	UT	200.00	200.00	100	2023	2022		100	200	
9	0104	GENERATOR	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BAS= W47 FOP= N12 W20 S12 E20\$ W20 S12 FCP= W22 S16 E22 N16\$ S16 E52 S11 E15 N39\$.	

LAND DESCRIPTION												TOTAL OB/XF												17,557
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	2.38	AC		1.00	1.00	1.00	16,000.00	16,000.00	38,080							