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

2027

32-4S-17-08931-000

BUILDING CHARACTERISTICS

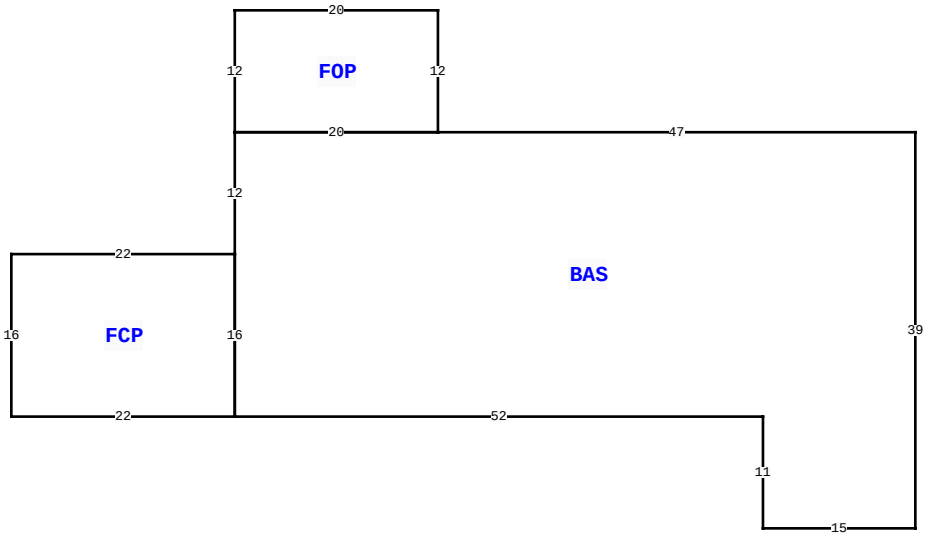
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,041	100		2,041	250,959
FCP	352	25		88	10,821
FOP	240	30		72	8,853
TOTALS	2,633			2,201	270,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	117.6610	129.43	284,875	1964	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 2041 HX Base Yr 2022



2689 SW TUSTENUGGEE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		270,631
TOTAL MARKET OB/XF VALUE		17,557
TOTAL LAND VALUE - MARKET		38,080
TOTAL MARKET VALUE		326,268
SOH/AGL Deduction		145,179
ASSESSED VALUE		181,089
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,678
TOTAL JUST VALUE		326,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,183

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 17,557

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	2.38	AC		1.00	1.00	1.00	16,000.00	16,000.00	38,080							

REVIEW DATE 01/28/2022 BY JB Total Acres: 2.38 Total Land Value: 38,080 Market: 0 Agricultural: 0 Common: 38,080 PRINTED 11/17/2026 BY SYS