COMM SE COR OF W1/2 OF NW1/4 OF DEG E 332.07 FT, W 389.41 FT FOR 146.36 FT, W 172.36 FT, N 67 DEG

TEAL CRAIG A/TEAL BRENDA E
2673 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

32-4S-17-08931-002

BUILDING CHARACTERISTICS

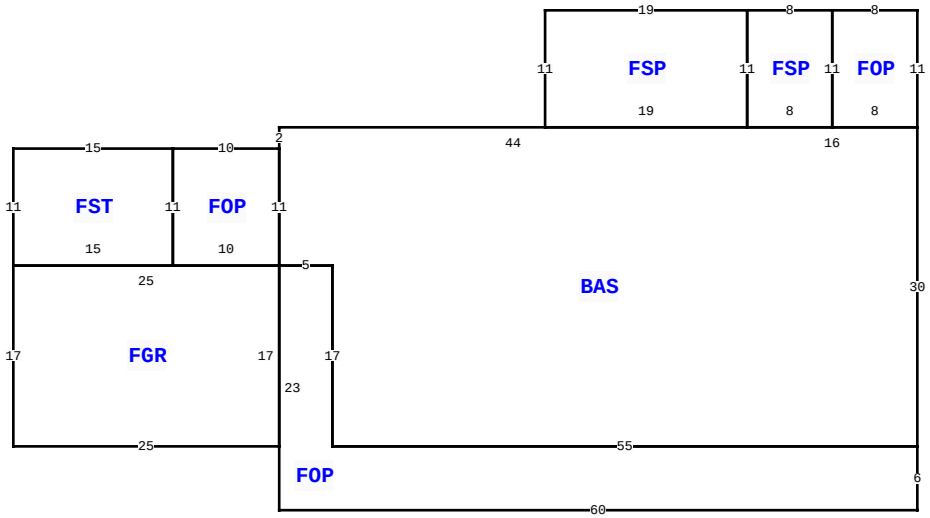
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,715	100		1,715	139,141
FGR	425	55		234	18,985
FOP	88	30		26	2,109
FOP	110	30		33	2,677
FOP	445	30		134	10,871
FSP	88	40		35	2,839
FSP	209	40		84	6,815
FST	165	55		91	7,383
TOTALS	3,245			2,352	190,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,352	107.2820	118.01	277,560	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2001 Heated Area: 1715 HX Base Yr 2001



2673 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	190,822
TOTAL MARKET OB/XF VALUE	4,546
TOTAL LAND VALUE - MARKET	21,780
TOTAL MARKET VALUE	217,148
SOH/AGL Deduction	60,198
ASSESSED VALUE	156,950
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	105,539
TOTAL JUST VALUE	217,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045608	Roof Replacement	15,600	10/03/2022
32148	STORAGE	246	07/22/2014
31747	ADDN SFR	90	02/14/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/355	11/13/2025	LE	U	I	14	100
GRANTOR: TEAL CRAIG A						
GRANTEE: TEAL CRAIG A (ENH L						
0905/0406	6/27/2000	WD	Q	V		12,000
GRANTOR: ANDREW & BETTY ANDREW						
GRANTEE: CRAIG & BRENDA TEAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N11 W19 S11 E19$ W44 S2 FOP= W10 FST= W15 S11 E15 N11$ S11 E10 N11$ S11 FGR= W25 S17 E25 N17$ FOP= S23 E60 N6 W55 N17 W5$ E5 S17 E55 N30$ FOP= N11 W8 FSP= W8 S11 E8 N11$ S11 E8$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	23	23	529.00	UT	1.50	1.50	100	2000	2000	3	100	794	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	5.50	5.50	100	2000	2000	3	100	880	
4	0166	CONC,PAVMT	0	100	0	0	836.00	UT	2.00	2.00	100	2014	2014	3	100	1,672	

LAND DESCRIPTION

TOTAL OB/XF 4,546

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	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.20	AC		1.00	1.00	1.00	18,000.00	18,000.00	3,600							

REVIEW DATE 11/21/2022 BY JS Total Acres: 1.21 Total Land Value: 21,780 Market: 0 Agricultural: 0 Common: 21,780 PRINTED 11/17/2026 BY SYS