

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

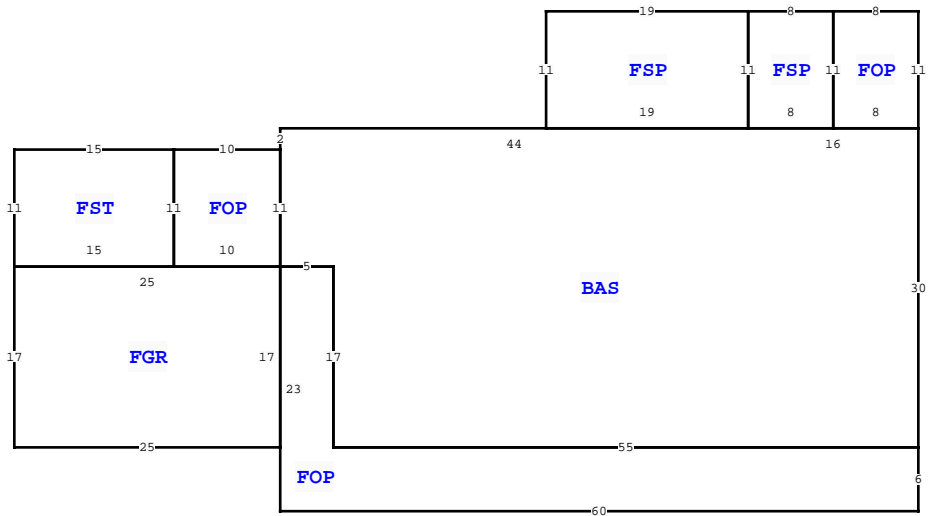
2026

32-4S-17-08931-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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	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
BAS	1,715	100	
FGR	425	55	
FOP	88	30	
FOP	110	30	
FOP	445	30	
FSP	88	40	
FSP	209	40	
FST	165	55	
TOTALS	3,245		

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	120.16	282,616	2000	2000	0	0	31.25	68.75
1 SINGLE FAM 100% - 2001 Heated Area: 1715 HX Base Yr 2001											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	194,298		
TOTAL MARKET OB/XF VALUE	4,546		
TOTAL LAND VALUE - MARKET	21,780		
TOTAL MARKET VALUE	220,624		
SOH/AGL Deduction	68,348		
ASSESSED VALUE	152,276		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	100,865		
TOTAL JUST VALUE	220,624		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	219,317		

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						

EXTRA FEATURES		2673 SW TUSTENUGGEE AVE, LAKE CITY														
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	23	23	529.00	UT	1.50	100	2000	2000	3	100	794	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	5.50	100	2000	2000	3	100	880	
4	0166	CONC,PAVMT	0	100	0	0	836.00	UT	2.00	100	2014	2014	3	100	1,672	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

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\$.									

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	1.01	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							