

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

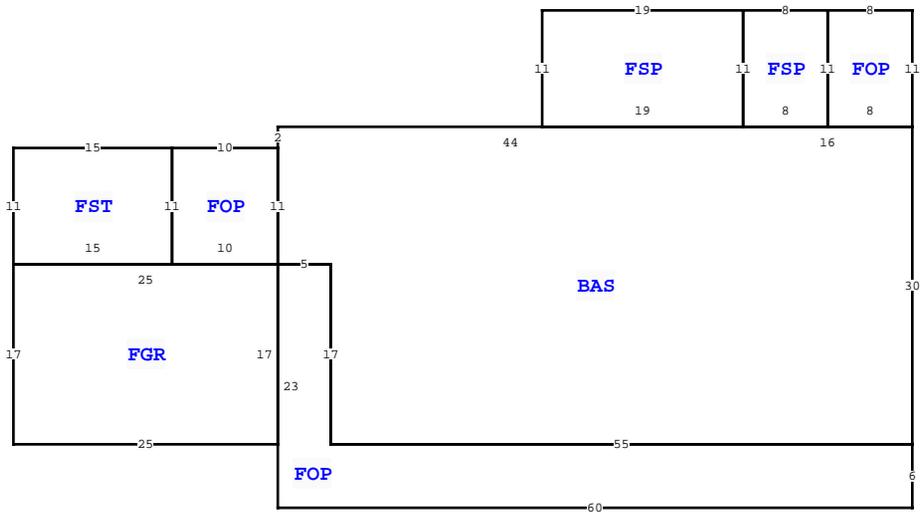
2026

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



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|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 3              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 197,759     |   |
| TOTAL MARKET OB/XF VALUE  |           | 4,546       |   |
| TOTAL LAND VALUE - MARKET |           | 21,780      |   |
| TOTAL MARKET VALUE        |           | 224,085     |   |
| SOH/AGL Deduction         |           | 71,809      |   |
| ASSESSED VALUE            |           | 152,276     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411      |   |
| BASE TAXABLE VALUE        |           | 100,865     |   |
| TOTAL JUST VALUE          |           | 224,085     |   |
| 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 |            |             |         |     |    |        |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|-----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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  | 1.00   | UT | 1,200.00 | 1,200.00       | 100       | 2000    | 2000        | 3 | 100    | 1,200           |       |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 23 | 529.00 | UT | 1.50     | 1.50           | 100       | 2000    | 2000        | 3 | 100    | 794             |       |
| 3              | 0294       | SHED WOOD/  | 0       | 100 | 10 | 160.00 | UT | 5.50     | 5.50           | 100       | 2000    | 2000        | 3 | 100    | 880             |       |
| 4              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 836.00 | UT | 2.00     | 2.00           | 100       | 2014    | 2014        | 3 | 100    | 1,672           |       |

2673 SW TUSTENUGGEE AVE, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL 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      |                             |      |         |      |     |    |        |