LOT 6 PLEASANT ACRES S/D.

924-925, 963-2410, WD 991-2372,

AUGUSTIN ERIC W
9039 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

32-5S-17-09477-206

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32517.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	49,800
TOTAL MARKET VALUE	2,216
SOH/AGL Deduction	0
ASSESSED VALUE	2,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,216
TOTAL JUST VALUE	49,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21663	M H	375	03/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/1900	8/24/2012	WD	U	V	37	24,000
GRANTOR: GILBERTO J & ROSA ALV						
GRANTEE: ERIC W AUGUSTIN						
1047/1680	5/31/2005	WD	Q	V		20,000
GRANTOR: FRED A AUGUSTINE						
GRANTEE: GILBERTO J & ROSA A						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.98	AC		1.00	1.00	1.00	445.00	445.00	2,216							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.98	AC		1.00	1.00	1.00	10,000.00	10,000.00	49,800							

REVIEW DATE 05/20/2024 BY MLU Total Acres: 4.98 Total Land Value: 2,216 Market: 49,800 Agricultural: 2,216 Common: 0 PRINTED 06/08/2026 BY SYS