

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD 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											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 21663      M H      375      03/29/2004											
																				<b>SALES DATA</b> OFF RECORD      TYPE Q      V      RSN      SALE Number      DATE      INST U      I      CD      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											
DOR CODE 5500 TIMBERLAND 80-89										BLD DATE										LGL DATE											
MAP NUM										XF DATE										LAND DATE 05/20/2024 MLU											
NEIGHBORHOOD/LOC 32517.020 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															
																	TOTAL OB/XF				0										
LAND DESCRIPTION																	TOTAL OB/XF				0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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														