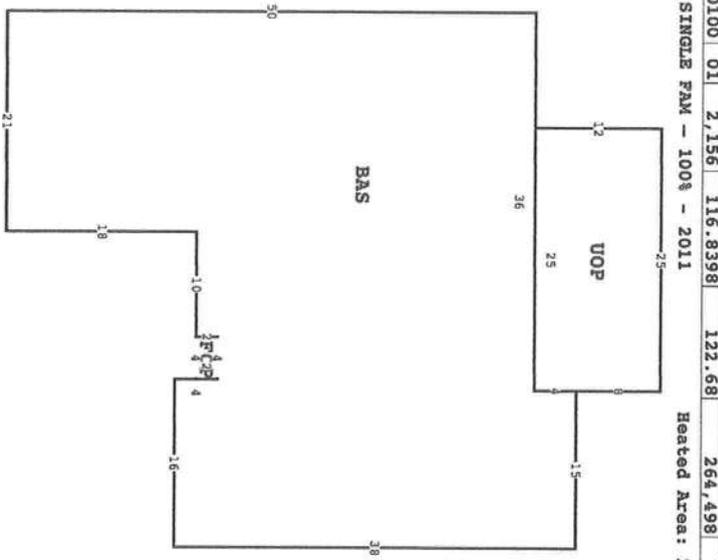


BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ. PTS	EFF. BASE RATE	REPL. COST NEW	AVB	EVB	ECON	FUNCT	NORM	% COND
Exterior Wall	19	COMMON BRK 70	0100	01	2,156	116,8398	122.68	264,498	1995	1995	0	0	030.10	69.90
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2011											
Roof Cover	03	COMP SHINGL 100	Heated Area: 2094											
Interior Wall	05	DRYWALL 100	HX Base Yr 2011											
Interior Floor	14	CARPET 90												
Air Condition	03	CENTRAL 100												
Heating Type	04	AIR DUCTED 100												
Bedrooms	3	100												
Bathrooms	2	100												
Frame	01	NONE 100												
Stories	1	1, 100												
Architectural	05	CONV 100												
Units	0	100												
Condition Adj	03	03 100												
Kitchen Adj	01	01 100												
Quality	06	06												
DOR CODE	0100	SINGLE FAMILY												
MAP NUM	5617	0100												
NEIGHBORHOOD/LOC	1.00/													



MARKET ADJUSTMENTS

REP.	COST NEW	AVB	EVB	ECON	FUNCT	NORM	% COND
1995	264,498	1995	1995	0	0	030.10	69.90

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Dist:	STANDARD
Tax Group: 3		184,884
TOTAL MARKET VALUE		4,506
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		239,390
SOH/AGL Deduction		70,795
ASSESSED VALUE		168,691
TOTAL EXEMPTION VALUE		5,722
BASE TAXABLE VALUE		162,969
TOTAL JUST VALUE		239,390
INCON VALUE		0
PREVIOUS YEAR MKT VALUE		239,390
SALE: 1: 1: LOT 2 HIDDEN OAKS		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044584	Roof Replacement	10,500	06/02/2022
9471	SFR	270	03/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE	O / U / I / CD	V / I / I / CD	RSN	SALE PRICE
1215/0748	6/10/2010	WD	U	I	11	1000
GRANTOR: PEDRO A & LUZ N BARRAN						
GRANTEE: GREGORY K WILLIAMS						
1196/0662	6/10/2010	WD	Q	I	01	187,500
GRANTOR: PEDRO A & LUZ N BARRAN						
GRANTEE: GREGORY K WILLIAMS						

BUILDING NOTES

BAS= W15 UOP= N8 W25 S12 E25N4S S4 W36 S50 E21 N18 E10 P2= E4 N2 W4 S2S N2 E4 S4 E16 N38S.

BUILDING DIMENSIONS

L	OB/R	N	DESCRIPTION	BLD CAP	L	W	UNITS	UT	AdR	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	ORIG MKT VALUE	BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	NOTES
1	0166		CONC./PAYMT	0 100	3	68	204.00	UT 1.50		1.50	100	1995	1995	3	100	306			05/20/2024			MLU
2	0166		CONC./PAYMT	0 100	0	0	1.00	UT 0.00		0.00	100	2013	2013	3	100	200						
3	0060		CARPOR P	0 100	0	0	1.00	UT 0.00		0.00	100	2013	2013	3	100	1,200						
4	0294		SHED WOOD/	0 100	0	0	1.00	UT 0.00		0.00	100	2013	2013	3	100	400						
5	0251		LEAN TO W/	0 100	0	0	1.00	UT 0.00		0.00	100	2013	2013	3	100	250						
6	0252		LEAN TO W/	0 100	0	0	1.00	UT 0.00		0.00	100	2013	2013	3	100	100						
7	0020		BARN /FR	0 100	0	0	1.00	UT 0.00		0.00	100	2013	2013	3	100	1,800						
8	0251		LEAN TO W/	0 100	0	0	1.00	UT 0.00		0.00	100	2013	2013	3	100	250						

TOTALS		2,402	2,156	184,884
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EXTRA FEATURES

TOTALS		10465	SW TUSTENUGGEE AVE, LAKE CITY
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L	USE	CLS	DESCRIPTION	CAP	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPH	%	TOT	UNIT	ADJ	LAND	OTHER	YEAR	DENSITY	DECL	FRZ	YR	CONSN
1	10100	C	SFR	100	00	00	0.00	0.00	5.00	AC	1.00	1.00	1.00	10,000.00	10,000.00	50,000								

TOTAL OB/XF		4,506
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REVIEW DATE	10/02/2017	BY	DF	Total Acres: 5.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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Columbia County Property Appraiser

Jeff Hampton

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Parcel: << 05-6S-17-09608-102 (35260) >>

Aerial Viewer Pict

2023 2022

Owner & Property Info

<< Result: 3 of 5 >>

Owner	WILLIAMS GREGORY K 10465 SW TUSTENUGGEE AVE LAKE CITY, FL 32024		
Site	10465 SW TUSTENUGGEE AVE, LAKE CITY		
Description*	LOT 2 HIDDEN OAKS SUBDIVISION. ORB 803-005, 948-677, WD 1196-662 & CORR WD 1215-748		
Area	5 AC	S/T/R	05-6S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$50,000	Mkt Land	\$50,000
Ag Land	\$0	Ag Land	\$0
Building	\$184,884	Building	\$184,884
XFOB	\$4,506	XFOB	\$4,506
Just	\$239,390	Just	\$239,390
Class	\$0	Class	\$0
Appraised	\$239,390	Appraised	\$239,390
SOH/10% Cap	\$75,511	SOH/10% Cap	\$70,759
Assessed	\$163,879	Assessed	\$168,631
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,722
Total Taxable	county:\$108,879 city:\$0 other:\$0 school:\$133,879	Total Taxable	county:\$112,909 city:\$0 other:\$0 school:\$138,631

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I
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