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

2023

32-4S-17-08931-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

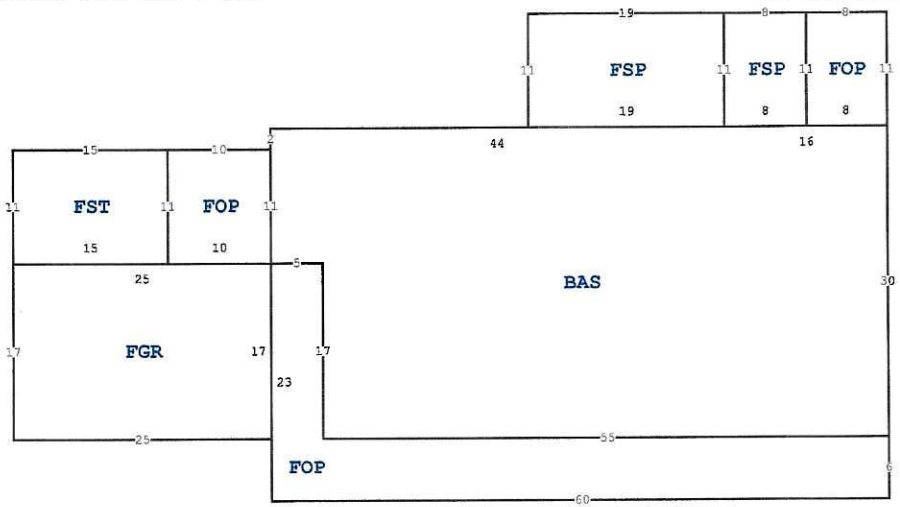
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1,715	108,546
FGR	425	55	234	14,810
FOP	88	30	26	1,645
FOP	110	30	33	2,089
FOP	445	30	134	8,481
FSP	88	40	35	2,215
FSP	209	40	84	5,317
FST	165	55	91	5,760
TOTALS	3,245		2,352	148,864

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	103.4020	85.82	201,849	2000	2000	0	0	0	26.25	73.75

1 SINGLE FAM - 100% - 2001 HX Base Yr 2001



2673 SW TUSTENUGGEE Ave, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,864
TOTAL MARKET OB/XF VALUE		4,546
TOTAL LAND VALUE - MARKET		15,730
TOTAL MARKET VALUE		169,140
SOH/AGL Deduction		35,846
ASSESSED VALUE		133,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,294
TOTAL JUST VALUE		169,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0905/0406	6/27/2000	WD	Q	V		12,000

GRANTOR: ANDREW & BETTY ANDREW

GRANTEE: CRAIG & BRENDA TEAL

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$.

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

TOTAL OB/XF 4,546

LAND DESCRIPTION

LN	USE CODE	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	0100	SFR	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,130							
2	0000	VAC RES	0		A-1	0.00	0.00	0.20	AC		1.00	1.00	1.00	13,000.00	13,000.00	2,600							

REVIEW DATE 07/07/2017 BY DFRP Total Acres: 1.21 Total Land Value: 15,730 Market: 0 Agricultural: 0 Common: 15,730 PRINTED 09/22/2022