

COMM NW COR OF SE1/4, RUN S 337.
ON E R/W CR-131, S ALONG R/W 80.
CONT S 427.89 FT, E 533.67 FT, N

PERRY JACKIE/MIZELL-PERRY BARBARA ANN
1099 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2025

20-4S-17-08585-004



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	15	HARDTILE 80		
Interior Floo	14	CARPET 20		
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		
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		20417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1,707	168,430
FGR	420	55	231	22,793
FOP	70	30	21	2,072
FOP	168	30	50	4,934
UDG	432	55	238	23,483
TOTALS		2,797	2,247	221,712

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,247	120.4740	126.50	284,246	2001	2001	0	0	22.00	78.00
1 SINGLE FAM - 100% - 2015 Heated Area: 1707 HX Base Yr 2015											
1099 SW TUSTENUGGEE AVE, LAKE CITY											
BLD DATE						LGL DATE		06/01/2022 MLU			
XF DATE						LAND DATE					
INC DATE						AG DATE					

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
1	0166	CONC, PAVMT	0	100	0	0		1.117.00	UT 1.50	1.50	100	2001	2001	3
2	0120	CLFENCE	4	0	100	0	0	1.00	UT 0.00	0.00	100	2001	2001	3
TOTAL OB/XF 3,676														

LAND DESCRIPTION														
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
1	0100	C	SFR	100		A-1	0.00	0.00	5.18	AC		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 7,500.00														
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LAND VALUE 38,850														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		221,712	
TOTAL MARKET OB/XF VALUE		3,676	
TOTAL LAND VALUE - MARKET		38,850	
TOTAL MARKET VALUE		264,238	
SOH/AGL Deduction		86,842	
ASSESSED VALUE		177,396	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		127,396	
TOTAL JUST VALUE		264,238	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,238	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17304	SFR	242	08/09/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0212	11/17/2014	WD	Q	I	01	185,000
GRANTOR: JAMES M JOHNDRO						
GRANTEE: JACKIE PERRY & BARB						
0934/2556	9/05/2001	WD	P	I	99	132,900
GRANTOR: BISHOP REALTY						
GRANTEE: JAMES JOHNDRO						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W13 U2 L2 W5 L2 D2 W1 FOP= N12 W14 S12 E14\$ W31 S32 E13 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E13 FGR= S20 E21 N20 W21\$ E21 N32\$ PTR= N30 UDG= N24 W18 S24 E18\$ S30\$.														