LOT 29 TUSTENUGGEE HILLS S/D.
719-608, 829-900, 838-2439, 985-

TONAC JAMES K/TONAC CINDY J
427 SW GULL DR
LAKE CITY, FL 32024

2026

08-6S-17-09626-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

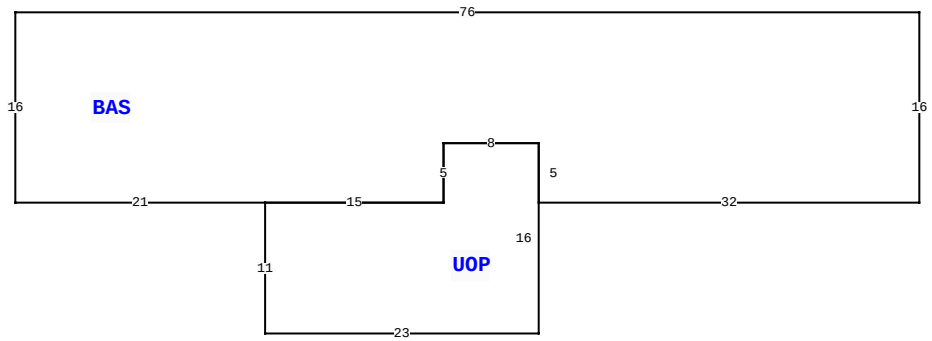
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	31,865
UOP	293	25		73	1,978
TOTALS	1,469			1,249	33,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,249	112.9000	67.74	84,607	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1176 HX Base Yr



275 SW PAPOOSE PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,843
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	36,090
TOTAL MARKET VALUE	77,333
SOH/AGL Deduction	4,781
ASSESSED VALUE	72,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,552
TOTAL JUST VALUE	77,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,333

SALE:4:1: 1997 FLEETWOOD SW INCL
SALE:3:1: LOT 29 TUSTENUGGEE HILLS
SALE:2:1: IN LIEU OF FORECLOSURE
PRMT:2:1: JORDAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12339	M H	125	03/31/1997
8086	M H	125	02/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1093/1015	8/16/2006	WD	Q	I	03	68,500
GRANTOR:THE FEDERAL HOME LOAN						
GRANTEE:JAMES & CINDY & DAI						
1071/0681	1/04/2006	CT	Q	I	01	0
GRANTOR:CLERK OF COURTS(KEVIN						
GRANTEE:THE FEDERAL HOME LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E21 UOP= S11 E23 N16 W8 S5 W15$ E15 N5 E8 S5 E32 N16$.

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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1997	1997	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0200	C	MBL HM	0		00	0.00	0.00	4.01	AC		1.00	1.00	0.90	10,000.00	9,000.00	36,090							

REVIEW DATE 10/05/2017 BY DF Total Acres: 4.01 Total Land Value: 36,090 Market: 0 Agricultural: 0 Common: 36,090 PRINTED 10/06/2025 BY SYS