SW1/4 OF SW1/4 LYING E OF SR-131

957-2297, QC 1093-426, 429, 1197

BOLEN MICHAEL RAY/BOLEN GLADYS TRAMMELL
6567 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

17-5S-17-09278-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

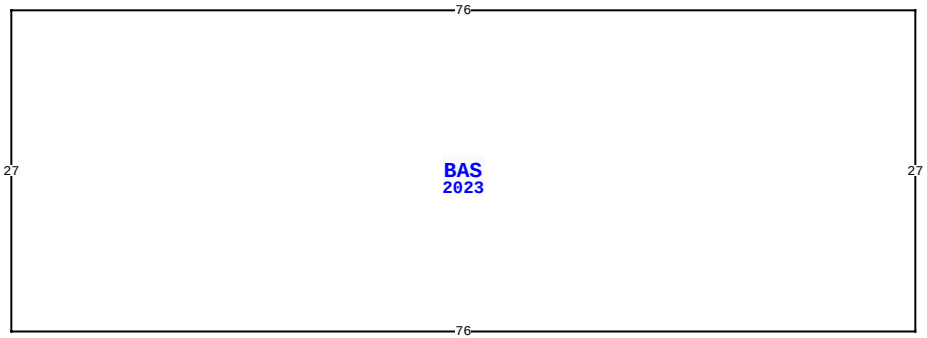
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	17517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2023	2,052	234,923
TOTALS	2,052			2,052	234,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,052	117.0000	120.51	247,287	2022	2022	0	0	0	5.00	95.00

2 MANUF 3 100% - 2023 Heated Area: 2052 HX Base Yr 2023



6567 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		234,923
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		31,000
TOTAL MARKET VALUE		272,923
SOH/AGL Deduction		7,980
ASSESSED VALUE		264,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,221
TOTAL JUST VALUE		272,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042934	Mobile Home		10/08/2021
32484	M H	670	11/19/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1517	4/29/2022	WD	Q	I	01	235,000
GRANTOR: BLOW RYDERWOOD LLC						
GRANTEE: BOLEN MICHAEL RAY						
1465/80	4/25/2022	QT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: BLOW RYDERWOOD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,18] E76 S27 W76 N27 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100		A-1	0.00	0.00	3.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,000							

REVIEW DATE 11/19/2021 BY JB Total Acres: 3.10 Total Land Value: 31,000 Market: 0 Agricultural: 0 Common: 31,000 PRINTED 11/18/2025 BY SYS