LOT 4 NEW HOPE ESTATES S/D UNIT
774-061, FJ 866-2451, QC 1134-22

COMSTOCK AMANDA JEAN
9026 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

31-5S-17-09465-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

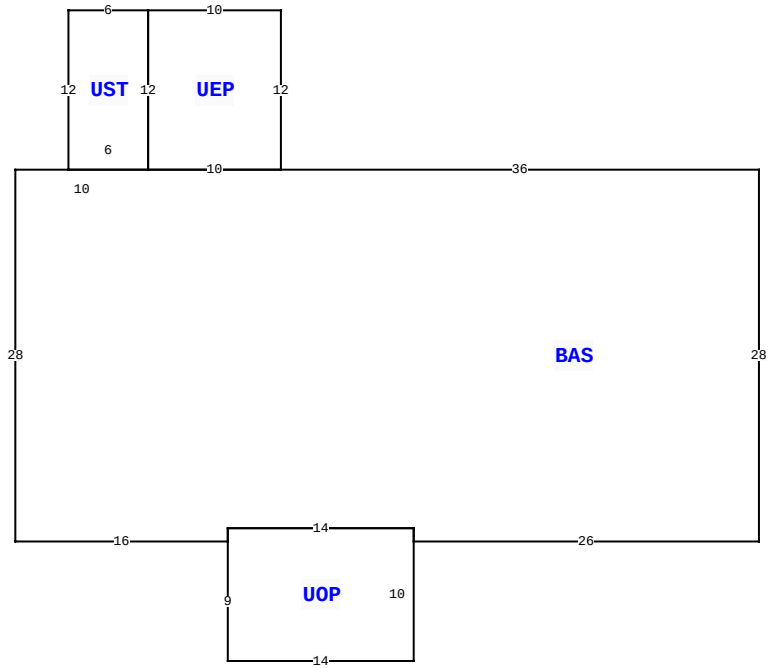
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	31517.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100		1,554	43,226
UEP	120	70		84	2,336
UOP	140	25		35	974
UST	72	45		32	890
TOTALS	1,886			1,705	47,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,705	115.9000	69.54	118,566	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1554 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/24/2022 MLU
INC DATE		AG DATE	

9026 SW TUSTENUGGEE AVE, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,426
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		70,526
SOH/AGL Deduction		29,261
ASSESSED VALUE		41,265
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,265
TOTAL JUST VALUE		70,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,526

SALE:2:1: UNRECORDED INSTRUMENT.

XFOB:1:1: REGA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/1186	11/03/2023	WD	U	I	11	100
GRANTOR: COURSON DAVID						
GRANTEE: JORDAN AMANDA						
1372/1799	11/14/2018	WD	U	I	11	100
GRANTOR: DAVID W COURSON						
GRANTEE: AMANDA J COMSTOCK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UEP= N12 W10 S12 E10$ W10 UST= N12 W6 S12 E6$ W10 S28 E16 UOP= S9 E14 N10 W14 S1$ N1 E14 S1 E26 N28$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 09/18/2017 BY DF Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/02/2025 BY SYS