LOT 5 UNIT 1 NEW HOPE ESTATES S/
WD 1151-2341, WD 1310-474, WD 14

HENRY BRYAN THOMAS/HENRY SIERRA LYNN
9080 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

31-5S-17-09465-105

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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

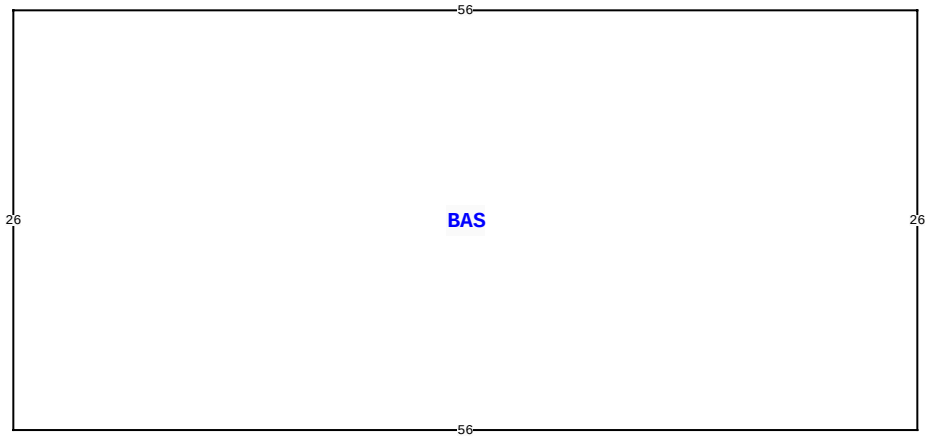
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31517.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	154,983
TOTALS	1,456			1,456	154,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	1,456	113.9000	119.60	174,138	2019	2019	0	0	0	11.00	89.00

1 MANUF 4 100% - 2021 Heated Area: 1456 HX Base Yr 2021



9080 SW TUSTENUGGEE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,983
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		13,500
TOTAL MARKET VALUE		175,483
SOH/AGL Deduction		51,510
ASSESSED VALUE		123,973
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,251
TOTAL JUST VALUE		175,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39333	M H	0	02/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/1495	8/25/2021	QC	U	I	11	66,700
GRANTOR: NOBLES DAVID						
GRANTEE: HENRY BRYAN THOMAS						
1420/0215	9/21/2020	WD	Q	I	01	134,000
GRANTOR: KEVIN C WILLIS						
GRANTEE: BRYAN THOMAS & SIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	15,000.00	13,500.00	13,500							

REVIEW DATE 03/10/2020 BY KR Total Acres: 1.00 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 10/02/2025 BY SYS