

LOT 8 UNIT 1 NEW HOPE ESTATES S/
801-2129, 802-719, 895-1149, WD

PENNINGTON JASON E/PENNINGTON SANDRA K
9186 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2025

31-5S-17-09465-108
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual Units	01	CONV	100
		0	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
BAS	1,560	100	
			TOT ADJ AREA
			1,560
			SUBAREA MARKET VALUE
			145,232
TOTALS	1,560		1,560
			145,232

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	2017	Heated Area: 1560			HX Base Yr 2017				
9186 SW TUSTENUGGEE AVE, LAKE CITY												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		03/24/2022 MLU

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			145,232
TOTAL MARKET OB/XF VALUE			8,400
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			168,632
SOH/AGL Deduction			88,915
ASSESSED VALUE			79,717
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			28,995
TOTAL JUST VALUE			168,632
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,008
SALE:2:1: LOT 8 NEW HOPE ESTATES UNIT 1			
SALE:1:1: ASSIGNMENT OF AGREEMENT FOR DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
34090	M H	517	05/26/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/2401	5/03/2016	WD Q	V		03	18,000
GRANTOR: PATRIC J & WENDY A MO						
GRANTEE: JASON E & SANDRA K						
1124/2246	7/06/2007	WD Q	V			20,000
GRANTOR: VIRGINIA Y KEITH						
GRANTEE: PATRIC J & WENDY A						

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	OB/XF MKT VALUE	NOTES						
1	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				100	2017	2017	3	100	400		
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				100	2017	2017	3	100	800		
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				100				3	100	7,000	
4	0080	DECKING	0	100	0	0			1.00	UT	0.00				100	2017	2017	3	100	200		

LAND DESCRIPTION													TOTAL OB/XF											
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	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 08/15/2025 BY SYS																								