LOT 10 UNIT 1 NEW HOPE ESTATES S
817-508, LE 891-413, WD 1021-238

DAVIS CURTIS HAROLD
9260 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

31-5S-17-09465-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

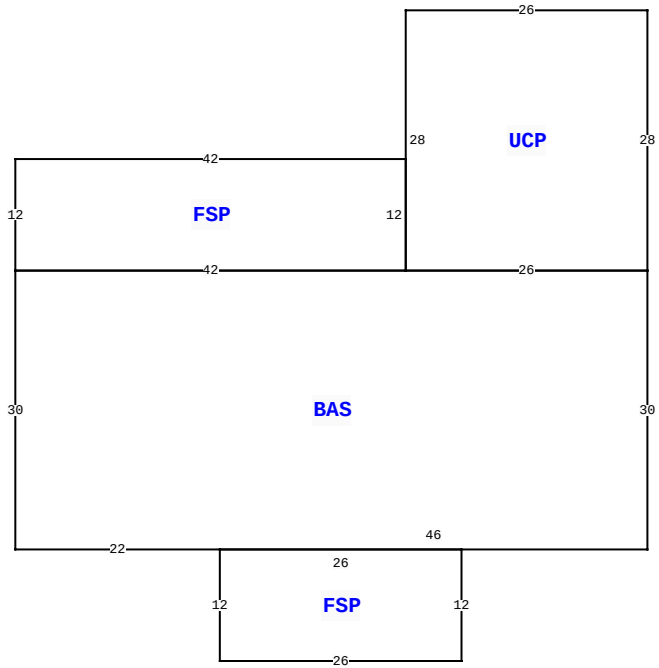
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0201	MODULAR 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	2,040	100		2,040	124,901
FSP	312	40		125	7,653
FSP	504	40		202	12,368
UCP	728	20		146	8,939
TOTALS	3,584			2,513	153,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,513	121.0000	111.32	279,747	2006	2006	0	0	0	45.00	55.00

2 MODULAR 1 100% - 2018 Heated Area: 2040 HX Base Yr 2018



9260 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		153,861
TOTAL MARKET OB/XF VALUE		29,730
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		198,591
SOH/AGL Deduction		35,351
ASSESSED VALUE		163,240
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,518
TOTAL JUST VALUE		198,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,688

BLDG:1:1: FLEETWOOD/GREENHILL MH

SALE:1:1: LOT 10 NEW HOPE ESTATES UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25552	POOL ENCL	40	02/20/2007
25480	GARAGE	190	01/31/2007
25235	SFR	275	11/17/2006
25070	POOL	185	10/03/2006
10710	M H	125	02/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1700	7/28/2017	WD	Q	I	01	155,000
GRANTOR: DEAN & SHEILA COOKE (						
GRANTEE: CURTIS HAROLD DAVIS						
1298/1998	3/06/2015	WD	Q	I	01	135,000
GRANTOR: BARBARA LEE BAUMAN						
GRANTEE: DEAN COOKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N12 W42 S12 E42$ W42 S30 E22 FSP= S12 E26 N12 W26$ E46 N30$ UCP= N28 W26 S28 E26$.

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	100	12	16	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,000	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2007	2007	3	54	14,818	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0282	POOL ENCL	0	100	24	41	984.00	UT	15.00	15.00	100	2007	2007	3	40	5,904	
5	0166	CONC,PAVMT	0	100	12	28	336.00	UT	3.00	3.00	100	2007	2007	3	100	1,008	

LAND DESCRIPTION

TOTAL OB/XF 29,730

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	0201	C	MOD HOME	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 11/19/2025 BY SYS