LOT 2 BLK A NEW HOPE ESTATES UNI
833-638, 864-943, 865-578, WD 11

POWERS GARY W/POWERS MARCIA S
8957 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

32-5S-17-09477-102

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
Quality	05	05

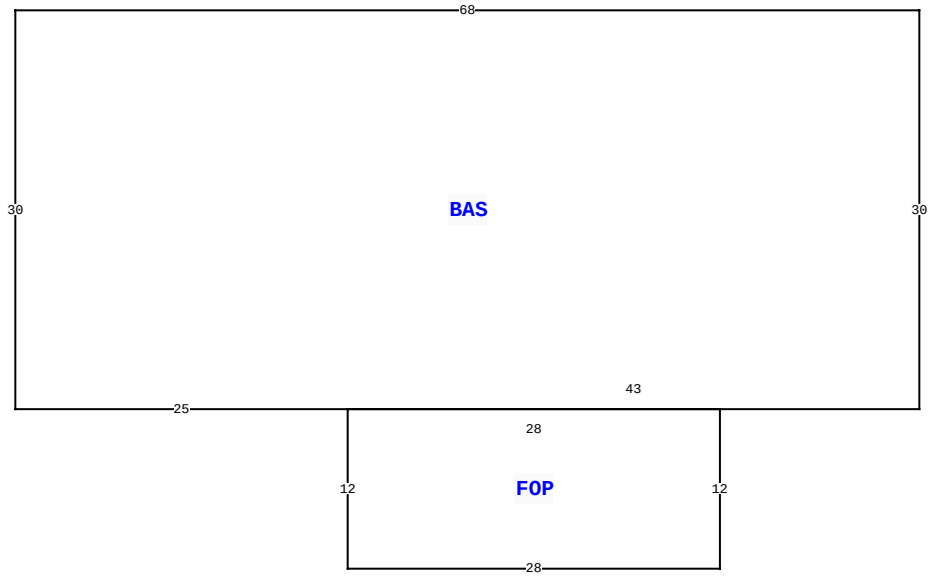
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32517.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	128,910
FOP	336	35		118	7,456
TOTALS	2,376			2,158	136,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,158	115.9000	108.95	235,114	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2011 Heated Area: 2040 HX Base Yr 2011



8957 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		136,366
TOTAL MARKET OB/XF VALUE		27,310
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		178,676
SOH/AGL Deduction		70,980
ASSESSED VALUE		107,696
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,974
TOTAL JUST VALUE		178,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045913	Roof Replacement	18,400	11/15/2022
000045290	Electrical Servic	0	08/26/2022
26898	M H	514	04/02/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1194/348	5/11/2010	WD	Q	I	01	136,000
GRANTOR: JESSIE T & VIOLET D S						
GRANTEE: GARY W & MARCIA S P						
1143/1482	2/19/2008	WD	Q	V		24,000
GRANTOR: OTTO & HANNA RATZLAFF						
GRANTEE: JESSIE & VIOLET STA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E25 FOP= S12 E28 N12 W28$ E43 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	25	30	750.00	UT	12.50	12.50	100	2008	2008	3	100	9,375	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1,734.00	UT	2.50	2.50	100	2008	2008	3	100	4,335	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 27,310

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 01/04/2023 BY JS Total Acres: 1.08 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/07/2025 BY SYS