

LOT 3 BLK C NEW HOPE EST, UNIT 2
COR OF LOT 3 BLK C NEW HOPE EST,
S 102.13 FT, W 224.99 FT TO E R/

DAVIS MATTHEW RYAN/DAVIS KIMBERLY ANN
9393 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

32-5S-17-09477-113



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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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 32517.010 1.00/		

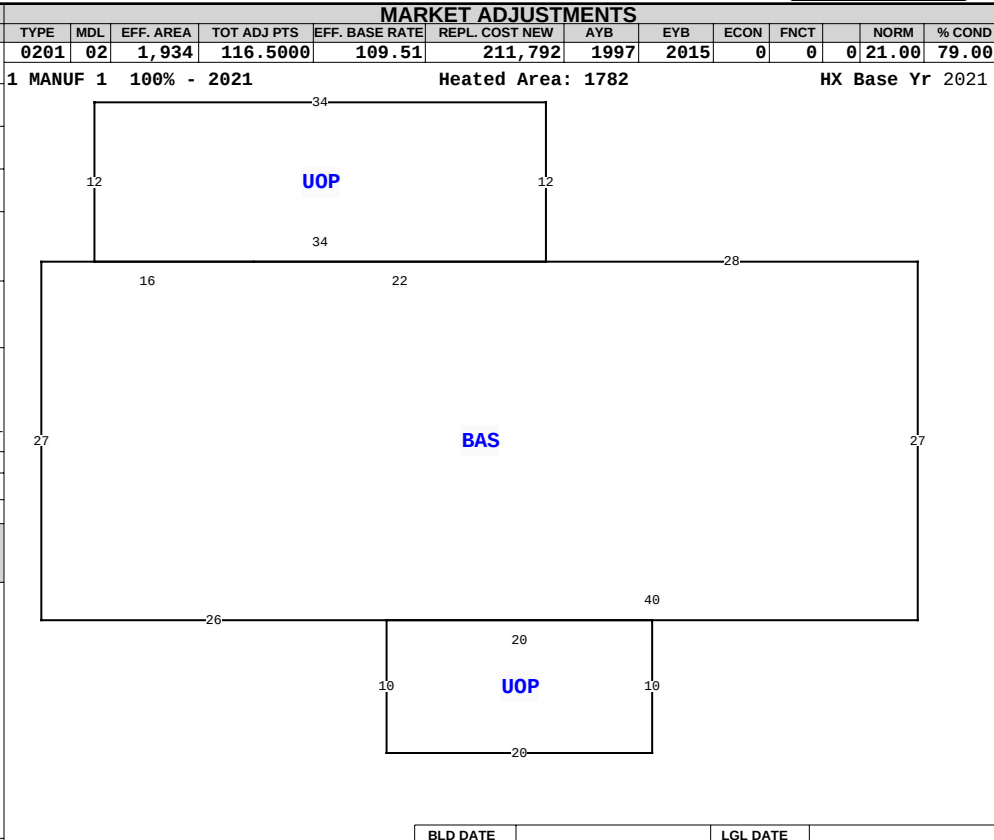
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	154,166
UOP	200	25		50	4,326
UOP	408	25		102	8,824
TOTALS	2,390			1,934	167,316

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	12	19	228.00	UT	5.00	5.00	75	1997	1997	3	75	855	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	15,000.00	22,500.00	22,500							



9393 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 9,455

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		167,316			
TOTAL MARKET OB/XF VALUE		9,455			
TOTAL LAND VALUE - MARKET		22,500			
TOTAL MARKET VALUE		199,271			
SOH/AGL Deduction		60,485			
ASSESSED VALUE		138,786			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		88,064			
TOTAL JUST VALUE		199,271			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		205,624			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054002	Remodel	39,000	09/08/2025
000050597	Electrical Servic	0	08/20/2024
000045542	Solar Power Syste	41,500	09/22/2022
13323	M H	125	11/19/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1423/0392	10/29/2020	WD	Q	I	01	134,000	
GRANTOR: B SIMPLE INVESTMENT P							
GRANTEE: MATTHEW RYAN & KIMB							
1409/0046	3/31/2020	WD	U	I	12	56,300	
GRANTOR: MORTGAGE EQUITY CONVE							
GRANTEE: B SIMPLE INVESTMENT							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 UOP= N12 W34 S12 E34\$ W22 W16S27 E26 UOP= S10 E20 N10 W20\$ E40 N27\$.	