COMM NE COR, RUN W 40 FT TO W R/
FOR POB, CONT W 1283.46 FT, S 72
E 1284.30 FT TO W R/W CR-131, N

MABILE PAUL H/MABILE MADELINE A
9732 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

06-6S-17-09613-005

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	08	SHT VINYL 100
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
Quality	05	05

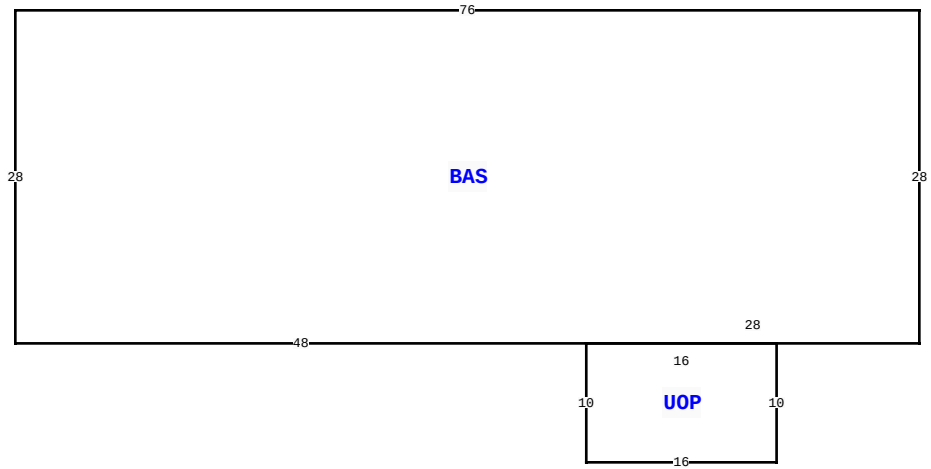
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100		2,128	126,965
UOP	160	25		40	2,386
TOTALS	2,288			2,168	129,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,168	113.0000	108.48	235,185	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 2128 HX Base Yr



9732 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	129,352
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	53,040
TOTAL MARKET VALUE	182,392
SOH/AGL Deduction	0
ASSESSED VALUE	182,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,392
TOTAL JUST VALUE	182,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055053	New Residential C	300,000	02/19/2026
000054993	Right-of-Way Acce		02/11/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/2598	7/31/2025	WD	U	I	11	100

GRANTOR: BRINGGER RICHARD D

GRANTEE: MABILE PAUL H

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S28 E48 UOP= S10 E16 N10 W16$ E28 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0					4.42	AC		1.00	1.00	1.00	12,000.00	12,000.00	53,040							

REVIEW DATE 10/04/2017 BY DF Total Acres: 4.42 Total Land Value: 53,040 Market: 0 Agricultural: 0 Common: 53,040 PRINTED 05/13/2026 BY SYS