

LOT 29 TUSTENUGGEE HILLS S/D.
719-608, 829-900, 838-2439, 985-

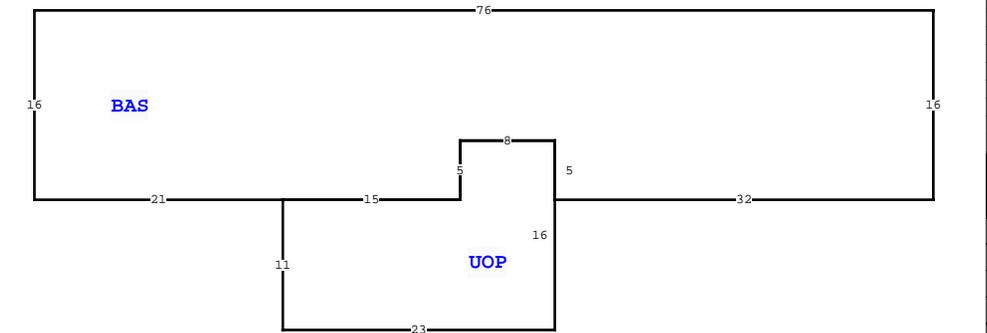
TONAC JAMES K/TONAC CINDY J
427 SW GULL DR
LAKE CITY, FL 32024

2026

08-6S-17-09626-129

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,249	112.9000	71.13	88,841	1997	1997	0	0	60.00	40.00	



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	8617.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	33,460
UOP	293	25		73	2,077
TOTALS	1,469			1,249	35,536

275 SW PAPOOSE PL, FORT WHITE

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

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	0	8	10	UT	5.00	5.00	100	1997	1997	3	100	400	
2	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0		00	0.00	0.00	4.01	AC		1.00	1.00	0.90	13,000.00	11,700.00	46,917							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			35,536
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			46,917
TOTAL MARKET VALUE			89,853
SOH/AGL Deduction			17,301
ASSESSED VALUE			72,552
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			72,552
TOTAL JUST VALUE			89,853
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			77,333
SALE:4:1: 1997 FLEETWOOD SW INCL			
SALE:3:1: LOT 29 TUSTENUGGEE HILLS			
SALE:2:1: IN LIEU OF FORECLOSURE			
PRMT:2:1: JORDAN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12339	M H	125	03/31/1997
8086	M H	125	02/21/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1093/1015	8/16/2006	WD Q	Q	I	03	68,500
GRANTOR: THE FEDERAL HOME LOAN						
GRANTEE: JAMES & CINDY & DAI						
1071/0681	1/04/2006	CT Q	Q	I	01	0
GRANTOR: CLERK OF COURTS (KEVIN)						
GRANTEE: THE FEDERAL HOME LO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S16 E21 UOP= S11 E23 N16 W8 S5 W15 E15 N5 E8 S5 E32 N16\$.