COMM NW COR OF SE1/4, RUN S 337.
CR-131, S ALONG R/W 508.51 FT FO
286.19 FT, E 222.32 FT TO POB, S

HUDSON CRYSTAL CARI CROSBY
1101 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

20-4S-17-08585-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

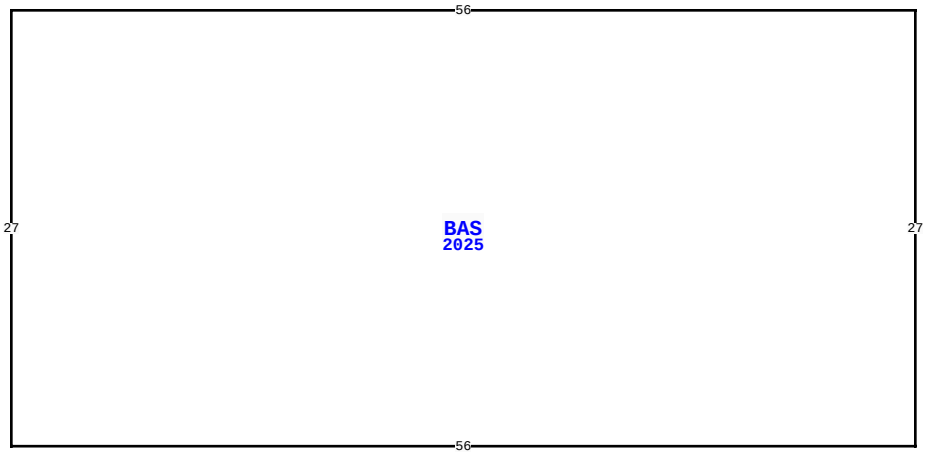
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	116,466
TOTALS	1,512			1,512	116,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,512	97.0425	78.60	118,843	2024	2024	0	0	0	2.00	98.00

1 MANUF 1 100% - 2025 Heated Area: 1512 HX Base Yr 2025



1149 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,466
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,180
TOTAL MARKET VALUE		134,646
SOH/AGL Deduction		0
ASSESSED VALUE		134,646
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,235
TOTAL JUST VALUE		134,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049738	Mobile Home		05/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/2206	4/15/2024	QC	U	V	11	0
GRANTOR: HUDSON CRYSTALCARI CR						
GRANTEE: HUDSON CRYSTAL CARI						
1512/516	4/08/2024	WD	U	V	11	0
GRANTOR: CROSBY ROBERT WAYNE						
GRANTEE: HUDSON CRYSTALCARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=26,19] E56 S27 W56 N27 $
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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	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

REVIEW DATE 06/07/2024 BY JB Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 06/08/2026 BY SYS