COMM SW COR OF SE1/4 OF NW1/4, R
E 1077.26 FT FOR POB, CONT E 167
FT, W 167.06 FT, S 236.27 FT TO

WHITE JODEE
818 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

20-4S-17-08606-003

BUILDING CHARACTERISTICS

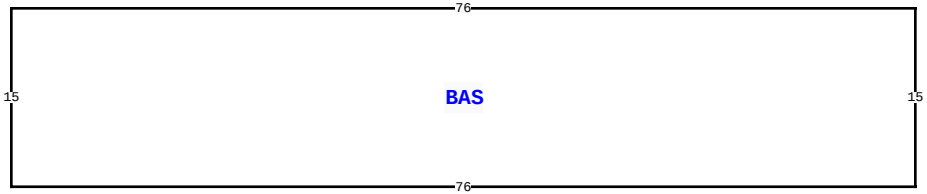
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
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	1,140	100		1,140	103,024
TOTALS	1,140			1,140	103,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	114.8000	110.21	125,639	2016	2016	0	0	0	18.00	82.00

2 MANUF 2 100% - 2026 Heated Area: 1140 HX Base Yr 2026



818 SW TUSTENUGGEE AVE, LAKE CITY

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

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		103,024
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		17,854
TOTAL MARKET VALUE		128,278
SOH/AGL Deduction		0
ASSESSED VALUE		128,278
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		21,867
TOTAL JUST VALUE		128,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33649	M H	325	12/21/2015
10351	REMODEL	120	10/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1617	2/28/2025	WD	Q	I	01	189,000
GRANTOR: KARI SHARRON						
GRANTEE: WHITE JODEE						
1465/1361	4/25/2022	WD	Q	I	01	145,000
GRANTOR: CHESHIRE TRAVIS						
GRANTEE: KARI SHARRON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0.91	AC		1.00	1.00	1.09	18,000.00	19,620.00	17,854							

REVIEW DATE 06/09/2025 BY TP Total Acres: 0.91 Total Land Value: 17,854 Market: 0 Agricultural: 0 Common: 17,854 PRINTED 11/17/2026 BY SYS