

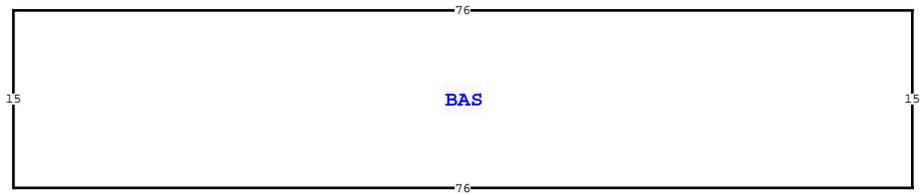
COMM SW COR OF SE1/4 OF NW1/4, R
E 1077.26 FT FOR POB, CONT E 167
FT, W 167.06 FT, S 236.27 FT TO

WHITE JODEE
818 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

20-4S-17-08606-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
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	13	LAM/VNLPLK	90
Interior Floor	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 Units	01	CONV	100
		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
BAS	1,140	100	
TOTALS	1,140		1,140

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	100%	- 2026	Heated Area: 1140			HX Base Yr 2026				
<div style="border: 1px solid black; padding: 10px; text-align: center;">  </div>												
TOTALS	1,140			1,140	106,240							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			106,240
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			13,887
TOTAL MARKET VALUE			127,527
SOH/AGL Deduction			0
ASSESSED VALUE			127,527
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411
BASE TAXABLE VALUE			21,116
TOTAL JUST VALUE			127,527
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,118

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						

EXTRA FEATURES		818 SW TUSTENUGGEE AVE, LAKE CITY														
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	0169	FENCE/WOOD	0	100	0	0			0.00	100	2017	2017	3	100	400	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S15 E76 N15\$.	

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	DPHT 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	14,000.00	15,260.00	13,887							