

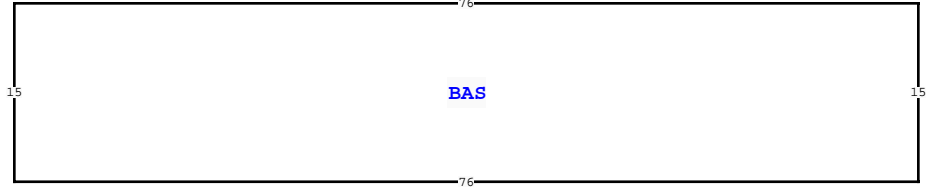
COMM SW COR OF SE1/4 OF NW1/4, R
E 1077.26 FT FOR POB, CONT E 167
FT, W 167.06 FT, S 236.27 FT TO

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		104,099

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		111.36	126,950	2016	2016	0	0	18.00	82.00		
Heated Area: 1140 HX Base Yr 2026														
														
818 SW TUSTENUGGEE AVE, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/08/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			104,099	
TOTAL MARKET OB/XF VALUE			7,400	
TOTAL LAND VALUE - MARKET			17,854	
TOTAL MARKET VALUE			129,353	
SOH/AGL Deduction			0	
ASSESSED VALUE			129,353	
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411	
BASE TAXABLE VALUE			22,942	
TOTAL JUST VALUE			129,353	
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						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S15 E76 N15\$.

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	
TOTAL OB/XF 7,400																

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	100		A-1	0.00	0.00	0.91	AC		1.00	1.00	1.09	18,000.00	19,620.00	17,854							