LOT 1 UNIT 1 NEW HOPE ESTATES S/
WD 836-2404, 852-179, FJ 888-116

PREVATT WILLIAM ANDREW
8916 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

31-5S-17-09465-101

BUILDING CHARACTERISTICS

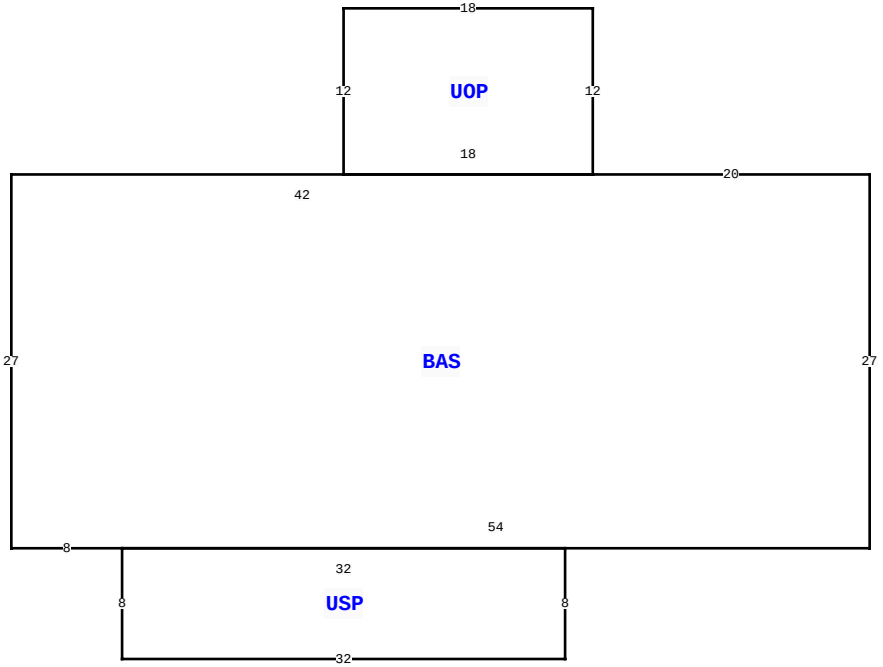
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31517.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	118,973
UOP	216	25		54	3,838
USP	256	35		90	6,397
TOTALS	2,146			1,818	129,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,818	113.9000	109.34	198,780	1998	2010	0	0	0	35.00	65.00

1 MANUF 2 100% - 2025 Heated Area: 1674 HX Base Yr 2025



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

8916 SW TUSTENUGGEE AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	129,207
TOTAL MARKET OB/XF VALUE	13,290
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	164,497
SOH/AGL Deduction	0
ASSESSED VALUE	164,497
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	113,086
TOTAL JUST VALUE	164,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056807	Demolition	15,000	10/20/2026
17003	M H	125	05/25/2000
13715	M H	125	03/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1763	4/13/2023	WD	Q	I	01	205,000
GRANTOR: MICK JONATHAN M						
GRANTEE: PREVATT WILLIAM AND						
1301/2709	10/01/2015	PR	U	I	19	100
GRANTOR: DIANA M DANIEL AS PER						
GRANTEE: DIANA M DANIEL (AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N12 W18 S12 E18$ W42 S27 E8 USP= S8 E32 N8 W32$ E54 N27$.

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	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	2000	2000	3	100	500	
2	0169	FENCE/WOOD	0	100	0	0	184.00	UT	7.50	7.50	50	2000	2000	3	50	690	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 13,290

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 09/22/2023 BY ME Total Acres: 1.02 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS