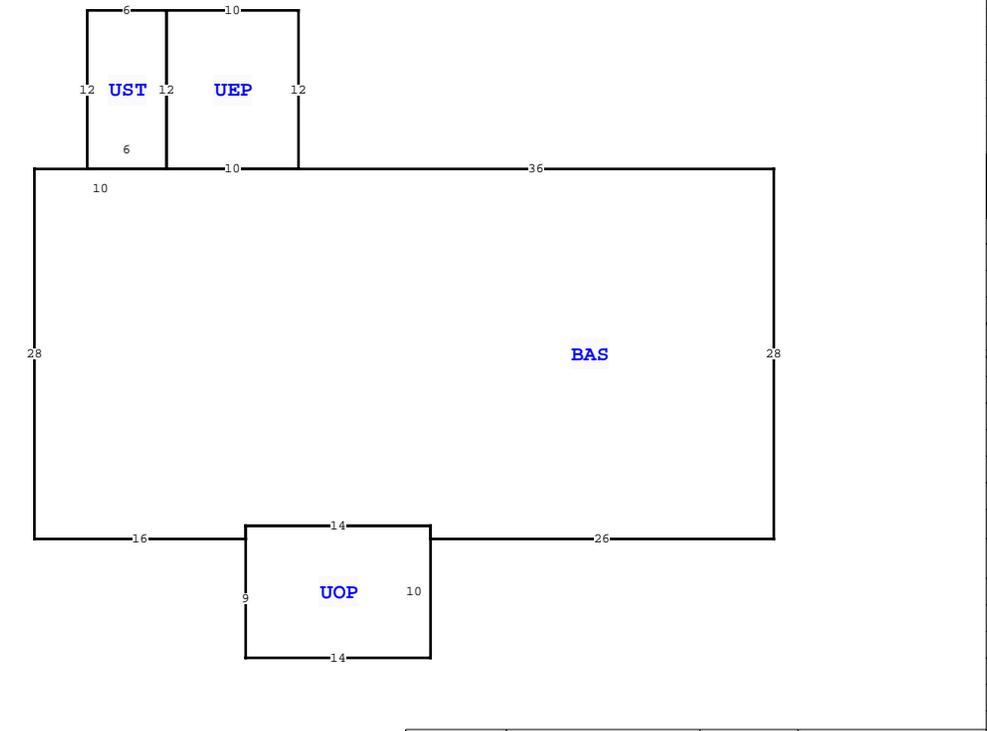


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,705	115.9000	73.02	124,499	1987	1987	0	0	60.00	40.00		
1 MOBILE HME 100% - 2019 Heated Area: 1554 HX Base Yr 2019													



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
BAS	1,554	100
UEP	120	70
UOP	140	25
UST	72	45
TOTALS	1,886	1,705
		49,800

9026 SW TUSTENUGGEE AVE, LAKE CITY

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

EXTRA FEATURES																	
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	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0130	CLFENCE	5	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
TOTAL OB/XF 8,100																	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			49,800
TOTAL MARKET OB/XF VALUE			8,100
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			79,900
SOH/AGL Deduction			38,755
ASSESSED VALUE			41,145
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			16,145
TOTAL JUST VALUE			79,900
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,526
SALE: 2:1: UNRECORDED INSTRUMENT.			
XFOB: 1:1: REGA MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1186	11/03/2023	WD	U	I	11	100
GRANTOR: COURSON DAVID						
GRANTEE: JORDAN AMANDA						
1372/1799	11/14/2018	WD	U	I	11	100
GRANTOR: DAVID W COURSON						
GRANTEE: AMANDA J COMSTOCK &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W36 UEP= N12 W10 S12 E10\$ W10 UST= N12 W6 S12 E6\$ W10 S28 E16 UOP= S9 E14 N10 W14 S1\$ N1 E14 S1 E26 N28\$.