LOT 6 UNIT 1 NEW HOPE ESTATES S/
793-650, 793-652, 851-817, LE 11

BULLOCK SHELLY MARIE
9128 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

31-5S-17-09465-106

BUILDING CHARACTERISTICS

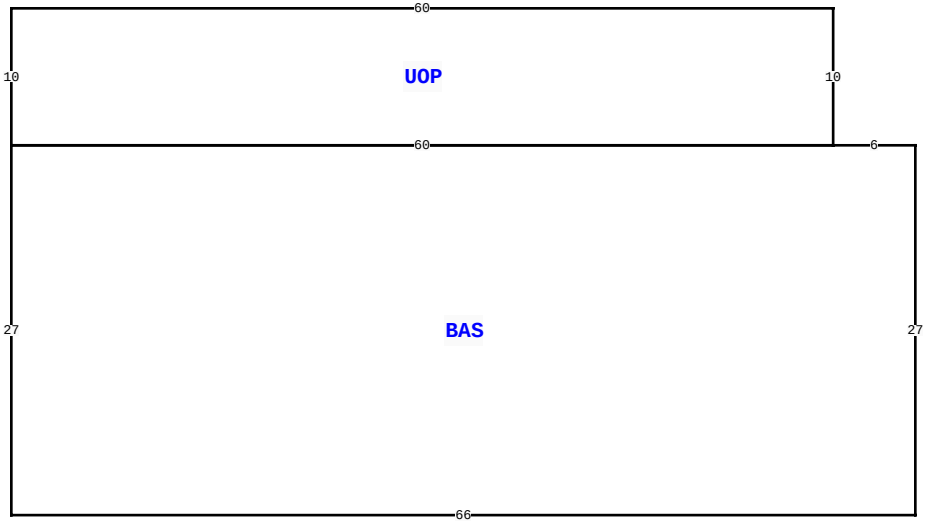
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	1,782	100		1,782	110,751
UOP	600	25		150	9,323
TOTALS	2,382			1,932	120,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,932	121.5000	113.00	218,316	1987	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1782 HX Base Yr 2023



9128 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0070	CARPORT UF	0	100	20	40	800.00	UT	2.50	2.50	100	0	0	3	100	2,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	
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	10	20	1.00	UT	10,000.00	10,000.00	100	1994	1994	3	100	10,000	
5	0081	DECKING WI	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,074
TOTAL MARKET OB/XF VALUE		22,100
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		164,174
SOH/AGL Deduction		49,768
ASSESSED VALUE		114,406
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,995
TOTAL JUST VALUE		164,174
NCON VALUE		2,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,256

XFOB:1:1: OAKS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2079	3/03/2026	WD	Q	I	01	232,000
GRANTOR: SHARICK KIMBERLY K						
GRANTEE: BULLOCK SHELLY MARI						
1461/347	2/25/2022	WD	Q	I	01	170,000
GRANTOR: BOWER WILLIAM MARK						
GRANTEE: SHARICK KIMBERLY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N10 W60 S10 E60$ W60 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 22,100

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 06/26/2026 BY TP Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS