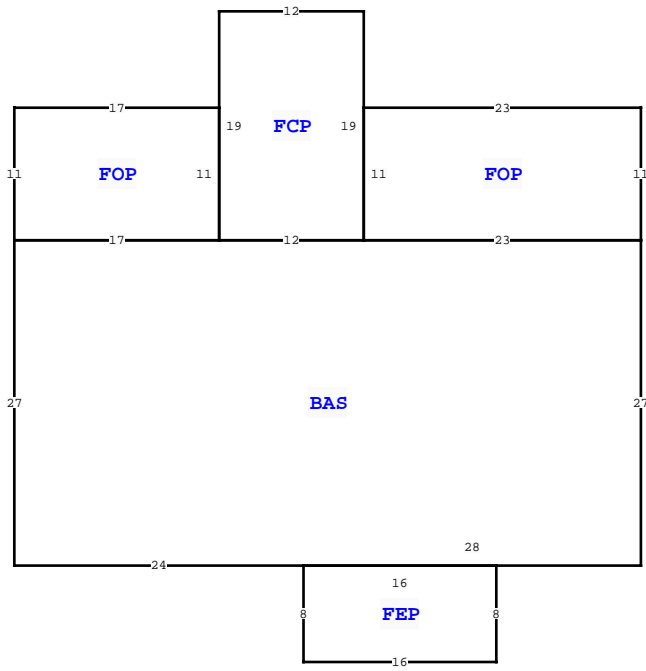


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	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	1,724	113.9000	68.34	117,818	1987	1987	0	0	60.00	40.00		
1 MOBILE HME 100% - 2021 Heated Area: 1404 HX Base Yr 2021													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	02				
NEIGHBORHOOD/LOC	31517.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	38,380
FCP	228	25		57	1,558
FEP	128	85		109	2,980
FOP	187	35		65	1,777
FOP	253	35		89	2,433
TOTALS	2,200			1,724	47,127

9130 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	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	2003	2003	3	100	600	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	2003	2003	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
5	0294	SHED WOOD/	0	100	30	36	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,400	
6	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	

TOTAL OB/XF 16,150

LAND DESCRIPTION																								
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				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE				47,127	
TOTAL MARKET OB/XF VALUE				16,150	
TOTAL LAND VALUE - MARKET				22,000	
TOTAL MARKET VALUE				85,277	
SOH/AGL Deduction				30,677	
ASSESSED VALUE				54,600	
TOTAL EXEMPTION VALUE	HX HB			29,600	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				85,277	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				78,277	
SALE: 2:1: UNRECORDED INSTRUMENT.					
SALE: 1:1: LOT 7 UNIT 1 NEW HOPE ESTATES S/D					
XFOB: 1:1: PINE MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1020	3/05/2020	QC	U	I	11	75,000
GRANTOR: WILLIAM M & LENA M BO						
GRANTEE: DAVID W & CAROLYN D						
1041/2569	3/21/2005	WD	Q	I		40,000
GRANTOR: JACK WALTERS						
GRANTEE: WILLIAM MARK BOWER						

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP= N11 W23 S11 E23\$ BAS= W23 FCP= N19 W12 S19 E12\$ W12FOP= N11 W17 S11 E17\$ W17 S27E24 FEP= S8 E16 N8 W16\$ E28 N27\$.													