LOT 7 UNIT 1 NEW HOPE ESTATES S/
659-722-23, 739-137, 808-2194-21

COYLE DAVID W/COYLE CAROLYN D
9130 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

31-5S-17-09465-107

BUILDING CHARACTERISTICS

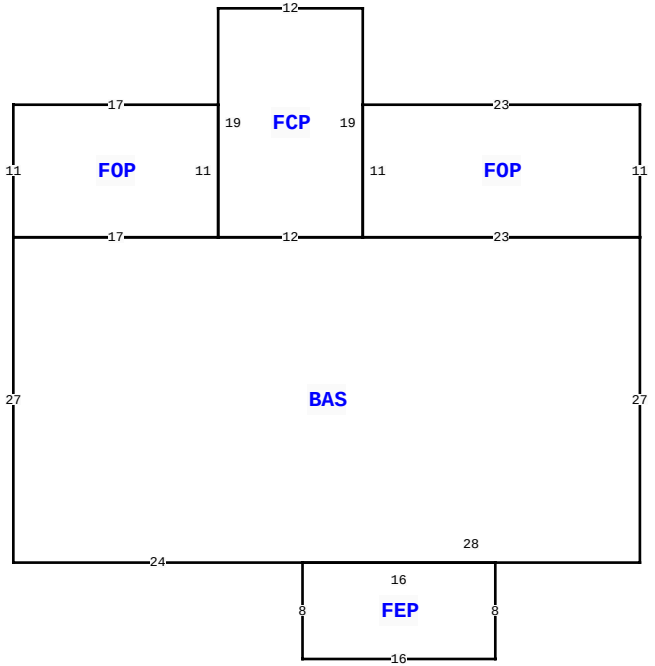
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,404	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

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	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1404 HX Base Yr 2021



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

9130 SW TUSTENUGGEE AVE, LAKE CITY

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

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		29,039
ASSESSED VALUE		56,238
TOTAL EXEMPTION VALUE	HX HB	31,238
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		85,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,277

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$.

LAND DESCRIPTION

TOTAL OB/XF 16,150

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 09/18/2017 BY DF Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS