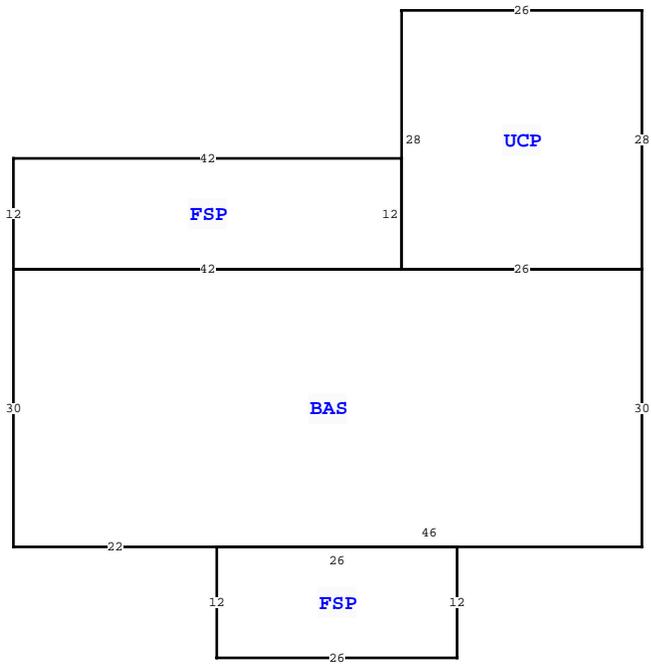


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31517.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,040	100	
FSP	312	40	
FSP	504	40	
UCP	728	20	
TOTALS	3,584		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	01	2,513	121.0000	114.95	288,869	2006	2006	0	0	45.00	55.00
2 MODULAR 1 100% - 2018 Heated Area: 2040 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	158,878		
TOTAL MARKET OB/XF VALUE	29,730		
TOTAL LAND VALUE - MARKET	22,000		
TOTAL MARKET VALUE	210,608		
SOH/AGL Deduction	47,844		
ASSESSED VALUE	162,764		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	111,353		
TOTAL JUST VALUE	210,608		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	199,688		
BLDG:1:1: FLEETWOOD/GREENHILL MH			
SALE:1:1: LOT 10 NEW HOPE ESTATES UNIT 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25552	POOL ENCL	40	02/20/2007
25480	GARAGE	190	01/31/2007
25235	SFR	275	11/17/2006
25070	POOL	185	10/03/2006
10710	M H	125	02/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1700	7/28/2017	WD Q	Q	I	01	155,000
GRANTOR: DEAN & SHEILA COOKE (
GRANTEE: CURTIS HAROLD DAVIS						
1298/1998	3/06/2015	WD Q	Q	I	01	135,000
GRANTOR: BARBARA LEE BAUMAN						
GRANTEE: DEAN COOKE						

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	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	100	2007	2007	3	100	1,000	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	100	2007	2007	3	54	14,818	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0282	POOL ENCL	0	100	24	41	984.00	UT	15.00	100	2007	2007	3	40	5,904	
5	0166	CONC, PAVMT	0	100	12	28	336.00	UT	3.00	100	2007	2007	3	100	1,008	

TOTAL OB/XF											
29,730											
9260 SW TUSTENUGGEE AVE, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/08/2026 MLU											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W26 FSP= N12 W42 S12 E42\$ W42 S30 E22 FSP= S12 E26 N12 W26\$ E46 N30\$ UCP= N28 W26 S28 E26\$.											

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	0201	C	MOD HOME	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							