



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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	
Architectural Units	01	CONV	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
BAS	608	100	
BAS	1,380	100	
FOP	216	35	
FSP	342	40	
UGR	493	45	
UGR	550	45	
UST	510	45	
TOTALS	4,099		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 0	68.34	198,254	1985	1985	0	0	60.00	40.00

Heated Area: 1988 HX Base Yr

9282 SW TUSTENUGGEE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			79,302
TOTAL MARKET OB/XF VALUE			11,351
TOTAL LAND VALUE - MARKET			19,800
TOTAL MARKET VALUE			110,453
SOH/AGL Deduction			60,642
ASSESSED VALUE			49,811
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			24,811
TOTAL JUST VALUE			110,453
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,153
BLDG:2:1:	REDM MH		
BLDG:1:1:	REGA MH		
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
1281/2410	9/19/2014	LE	U	I	14	100
GRANTOR: DAVID ALLEN KELLEY (L)						
GRANTEE: GREGORY ALLEN KELLE						
1217/0047	6/27/2011	WD	U	I	11	100
GRANTOR: SIDNEY & LETHA TODD						
GRANTEE: DAVID & JANICE KELL						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0070
3	9945
4	0169
5	0166
6	0120

BUILDING NOTES											
BUILDING DIMENSIONS											
UGR= N25 UGR= E29 N17 W29 S17\$ UST= N17 W30 S17 E30\$ W22 FSP= W38 S9 E38 N9 \$ S25 E22\$ BAS= W22 BAS= N16 W38 S16 E38\$ W38 S23 E18 FOP= S8 E27 N8 W27\$ E42 N23\$.											

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	0166	CONC, PAVMT	0	100	24	26	1.00	UT	0.00	0.00	100	0	0	3	100	907	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,426	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0166	CONC, PAVMT	0	100	17	27	459.00	UT	2.00	2.00	100	1993	1993	3	100	918	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	22,000.00	19,800.00	19,800							