

LOT 1 BLK A NEW HOPE ESTATES UNI
848-1222, 865-578, DC 1188-2126,

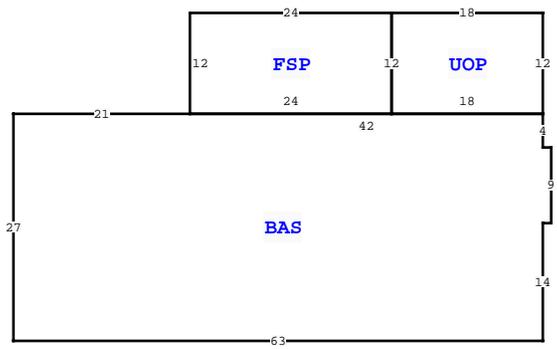
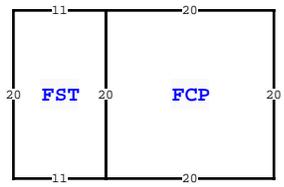
MCRAE STEVEN W
8915 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

32-5S-17-09477-101
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,100	113.9000	68.34	143,514	1998	1998	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 1710 HX Base Yr													



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		02			
NEIGHBORHOOD/LOC	32517.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100		1,710	46,744
FCP	400	25		100	2,734
FSP	288	40		115	3,144
FST	220	55		121	3,308
UOP	216	25		54	1,476
TOTALS	2,834			2,100	57,406

8915 SW TUSTENUGGEE AVE, LAKE CITY

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

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	0	8	10	80.00	UT	5.00	5.00	100	1998	1998	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,400

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	57,406	
TOTAL MARKET OB/XF VALUE	7,400	
TOTAL LAND VALUE - MARKET	22,000	
TOTAL MARKET VALUE	86,806	
SOH/AGL Deduction	10,103	
ASSESSED VALUE	76,703	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	76,703	
TOTAL JUST VALUE	86,806	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	79,806	

SALE: 2:1: UNRECORDED INSTRUMENT.
SALE: 1:1: LOT 1 BLOCK A NEW HOPE ESTATES UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13448	M H	125	12/29/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/2747	4/27/2018	WD	Q	I	01	51,000
GRANTOR: RANDY W GRAHAM						
GRANTEE: STEVEN W MCRAE						
1238/2794	7/26/2012	WD	Q	I	01	65,000
GRANTOR: HANNA RATZLAFF (SINGL						
GRANTEE: RANDY W GRAHAM (MAR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W21 S27 E63 N14 E1 N9 W1N4 UOP= N12 W18 FSP= W24 S12 E24 N12\$ S12 E18\$ W42\$ PTR= N30 FCP= N20 W20 FST= W11 S20 E11 N20\$ S20 E20\$ S30\$.