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

2027

32-5S-17-09477-101

BUILDING CHARACTERISTICS

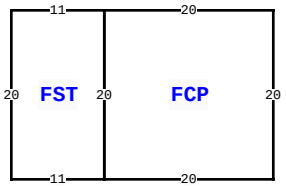
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32517.010	1.00/

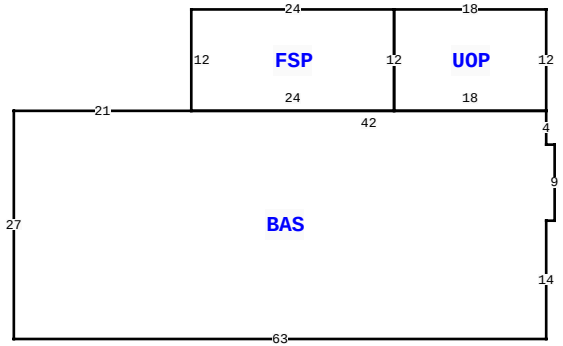
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100		1,710	46,744
FCP	400	25		100	2,734
FSP	288	40		115	3,144
FST	220	55		121	3,308
UOP	216	25		54	1,476
TOTALS	2,834			2,100	57,406

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	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1710 HX Base Yr





8915 SW TUSTENUGGEE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
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	2,433
ASSESSED VALUE	84,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,373
TOTAL JUST VALUE	86,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,806

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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

REVIEW DATE 09/20/2017 BY DF Total Acres: 1.08 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS