LOT 1 BLOCK B NEW HOPE ESTATES U
INSTRU,

AUGUSTIN ERIC W
9039 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

32-5S-17-09477-104

BUILDING CHARACTERISTICS

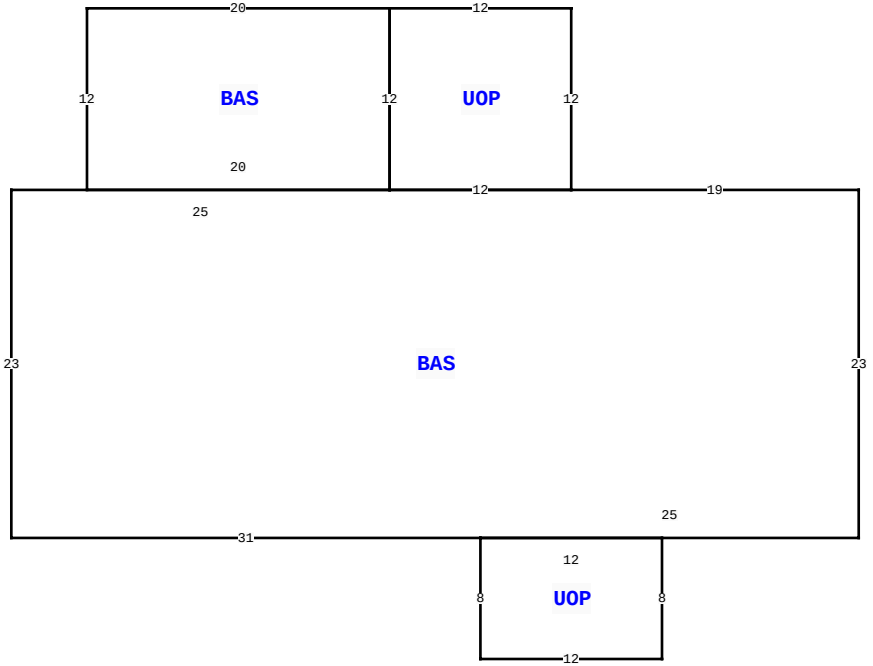
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	240	100		240	6,791
BAS	1,288	100		1,288	36,445
UOP	96	25		24	679
UOP	144	25		36	1,019
TOTALS	1,768			1,588	44,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,588	117.9000	70.74	112,335	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2012 Heated Area: 1528 HX Base Yr 2012



9039 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	44,934
TOTAL MARKET OB/XF VALUE	11,070
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	78,004
SOH/AGL Deduction	33,467
ASSESSED VALUE	44,537
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	19,537
TOTAL JUST VALUE	78,004
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,004

XFOB:1:1: 1993 FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6453	PUMP/UTPOL	25	10/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/1898	7/24/2012	WD	U	I	11	100
GRANTOR: JAMES COLON						
GRANTEE: ERIC W AUGUSTIN (CO						
1240/1899	7/10/2012	WD	U	I	11	100
GRANTOR: KEITH R BROWN						
GRANTEE: ERIC W AUGUSTIN (CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N12 W12 S12 E12$ W12 BAS= N12 W20 S12 E20$ W25 S23 E31 UOP= S8 E12 N8 W12$ E25 N23$.

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	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
2	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,070

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		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