LOT 3 BLK B NEW HOPE ESTATES UNI
991-2369, WD 1013-106, DC 1575-7

INGRAM RHODA
9117 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2027

32-5S-17-09477-106

BUILDING CHARACTERISTICS

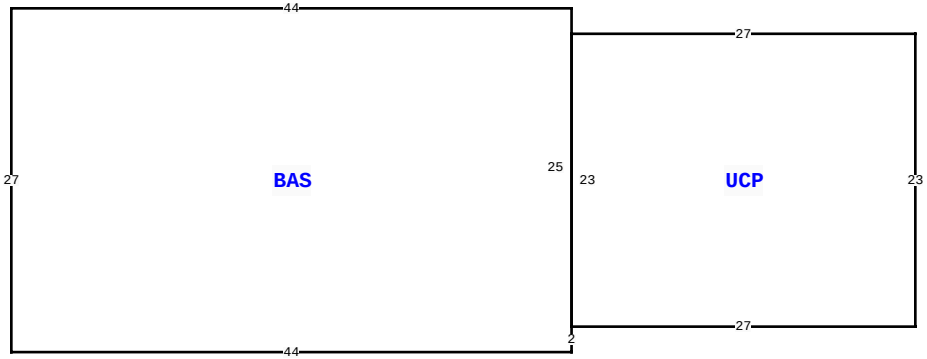
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,188	100		1,188	71,645
UCP	621	20		124	7,478
TOTALS	1,809			1,312	79,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,312	117.9000	109.65	143,861	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1188 HX Base Yr 2005



9117 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		79,124
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		108,924
SOH/AGL Deduction		50,876
ASSESSED VALUE		58,048
TOTAL EXEMPTION VALUE	HX HB VX WX	43,048
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		108,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043976	Remodel	9,080	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/0106	4/14/2004	WD	Q	V		17,000
GRANTOR: FRED AUGUSTIN						
GRANTEE: ROGER & RHODA INGRA						
0991/2369	8/15/2003	WD	Q	V		8,700
GRANTOR: ROGERS						
GRANTEE: FRED A AUGUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N2 UCP= E27 N23 W27 S23$ N25$.

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	10	16	160.00	UT	5.00	5.00	100	2004	2004	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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