LOT 4 BLK B NEW HOPE ESTATES U
826-1261,1512, 850-2150,2151, DC

WYERS BONNIE
9143 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

32-5S-17-09477-107

BUILDING CHARACTERISTICS

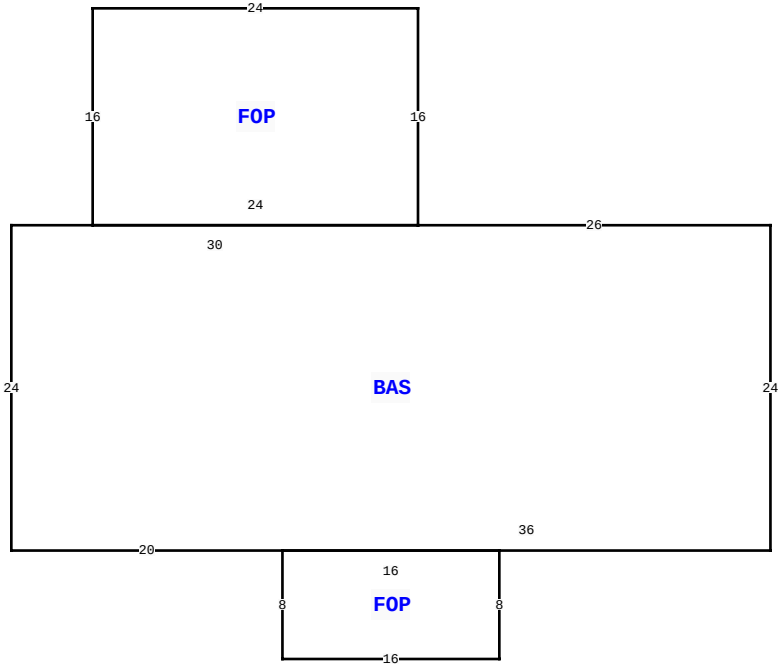
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,344	100		1,344	36,740
FOP	128	35		45	1,230
FOP	384	35		134	3,663
TOTALS	1,856			1,523	41,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,523	113.9000	68.34	104,082	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1344 HX Base Yr 1997



9143 SW TUSTENUGGEE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,633
TOTAL MARKET OB/XF VALUE	16,450
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	80,083
SOH/AGL Deduction	25,769
ASSESSED VALUE	54,314
TOTAL EXEMPTION VALUE	HX HB SX WX 54,314
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	80,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,545

SALE:1:1: SALE FOR 2 PARCELS (LOT 4 & 5 BLK B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056191	Roof Replacement	15,911	07/28/2026
000044742	Remodel	8,943	06/22/2022
15143	GARAGE	50	02/26/1999
11414	M H	125	07/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/0671	11/02/2020	LE	U	I	14	100
GRANTOR: BONNIE L WYERS (ENH L						
GRANTEE: APRIL GDOVIN,MICHAE						
0826/1261	6/18/1996	AD	Q	V	01	15,200
GRANTOR: EVERETT W ROGERS						
GRANTEE: JEFFREY G & BONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N16 W24 S16 E24$ W30 S24 E20 FOP= S8 E16 N8 W16$ E36 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0210	GARAGE U	0	100	24	34	1.00	UT	0.00	0.00	100	1999	1999	3	100	8,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 16,450

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 09/24/2026 BY chuck Total Acres: 1.08 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS