LOT 2 BLK C NEW HOPE ESTATES UNI
836-390, WD 1053-2893, WD 1272-1

VINYARD ARNOLD N
9325 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024-1442

2027

32-5S-17-09477-112

BUILDING CHARACTERISTICS

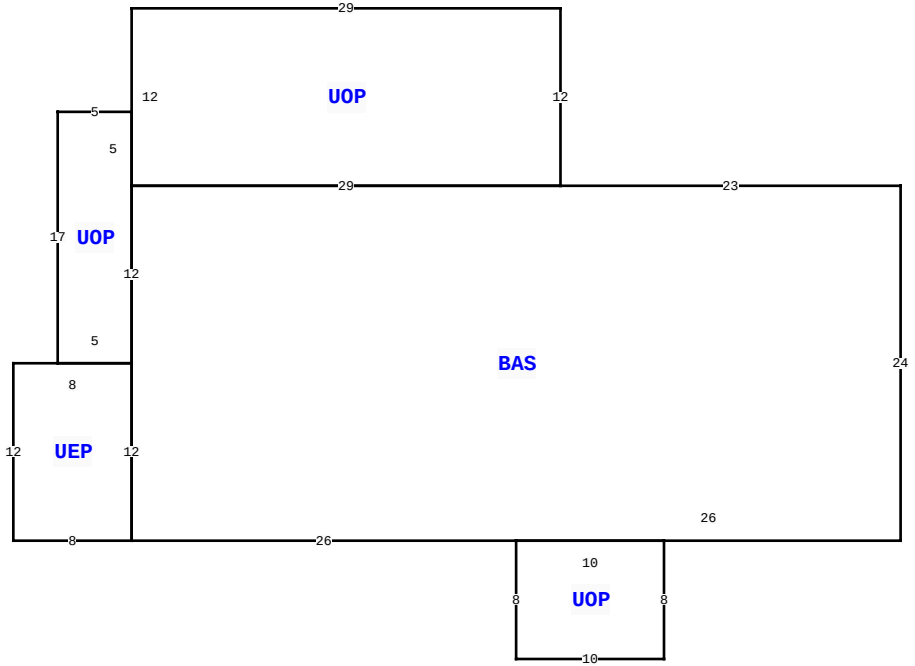
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,248	100		1,248	27,746
UEP	96	70		67	1,490
UOP	80	25		20	445
UOP	85	25		21	467
UOP	348	25		87	1,934
TOTALS	1,857			1,443	32,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,443	92.6400	55.58	80,202	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1248 HX Base Yr 2016



9325 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	32,081
TOTAL MARKET OB/XF VALUE	9,250
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	63,331
SOH/AGL Deduction	22,792
ASSESSED VALUE	40,539
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	15,539
TOTAL JUST VALUE	63,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050149	Solar Power Syste	19,205	06/20/2024
000043596	Electrical Servic	0	01/26/2022
12276	M H	125	03/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/1680	3/27/2014	WD	U	I	37	27,000
GRANTOR: DAVID R MURPHREE						
GRANTEE: ARNOLD N VINYARD						
1053/2893	7/27/2005	WD	Q	I		57,500
GRANTOR: BELTRAN						
GRANTEE: MURPHREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N12 W29 S12 E29$ W29 UOP= N5 W5 S17 E5 N12$ S12 UEP= W8 S12 E8 N12$ S12 E26 UOP= S8 E10 N8 W10$ E26 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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	2003	2003	3	50	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,250

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 01/31/2022 BY JB Total Acres: 1.08 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS