LOT 3 BLK C NEW HOPE EST, UNIT 2
COR OF LOT 3 BLK C NEW HOPE EST,
S 102.13 FT, W 224.99 FT TO E R/

DAVIS MATTHEW RYAN/DAVIS KIMBERLY ANN
9393 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2027

32-5S-17-09477-113

BUILDING CHARACTERISTICS

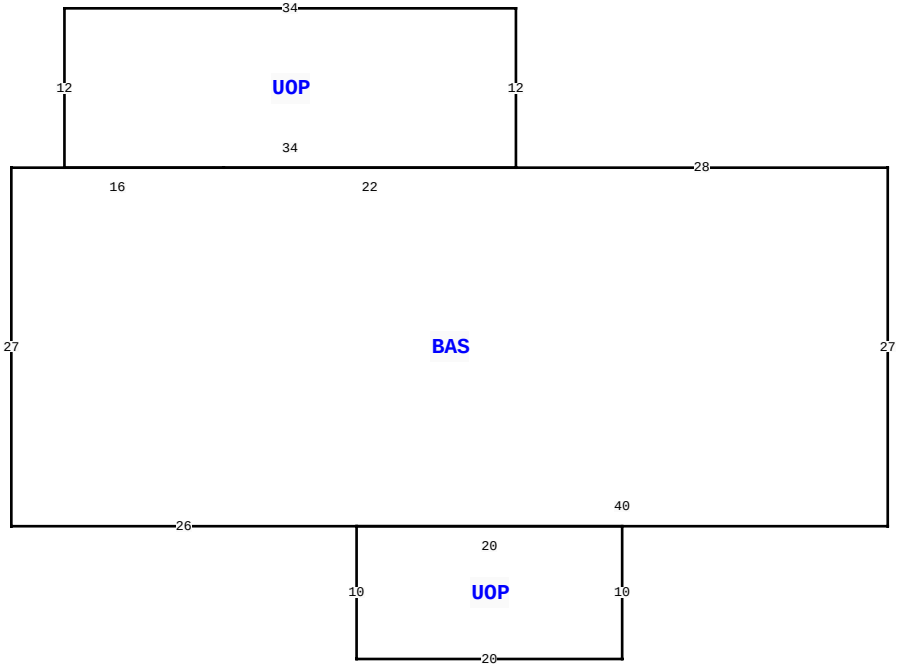
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,782	100		1,782	152,519
UOP	200	25		50	4,279
UOP	408	25		102	8,730
TOTALS	2,390			1,934	165,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,934	116.5000	108.34	209,530	1997	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2021 Heated Area: 1782 HX Base Yr 2021



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

9393 SW TUSTENUGGEE AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,529
TOTAL MARKET OB/XF VALUE		9,455
TOTAL LAND VALUE - MARKET		33,000
TOTAL MARKET VALUE		207,984
SOH/AGL Deduction		65,451
ASSESSED VALUE		142,533
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,122
TOTAL JUST VALUE		207,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054002	Remodel	39,000	09/08/2025
000050597	Electrical Servic	0	08/20/2024
000045542	Solar Power Syste	41,500	09/22/2022
13323	M H	125	11/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/0392	10/29/2020	WD	Q	I	01	134,000
GRANTOR: B SIMPLE INVESTMENT P						
GRANTEE: MATTHEW RYAN & KIMB						
1409/0046	3/31/2020	WD	U	I	12	56,300
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: B SIMPLE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N12 W34 S12 E34$ W22 W16S27 E26 UOP= S10 E20 N10 W20$ E40 N27$.

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	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	12	19	228.00	UT	5.00	5.00	75	1997	1997	3	75	855	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,455

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	1.50	22,000.00	33,000.00	33,000							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.61 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/17/2026 BY SYS