

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

**2026**

32-5S-17-09477-113  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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
BAS	1,782	100	
UOP	200	25	
UOP	408	25	
TOTALS	2,390		

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	109.51	211,792	1997	2015	0	0	21.00	79.00
1 MANUF 1 100% - 2021 Heated Area: 1782 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			167,316
TOTAL MARKET OB/XF VALUE			9,455
TOTAL LAND VALUE - MARKET			33,000
TOTAL MARKET VALUE			209,771
SOH/AGL Deduction			71,389
ASSESSED VALUE			138,382
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			86,971
TOTAL JUST VALUE			209,771
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,624

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1997
2	0296	SHED METAL	0	100	12	19	228.00	UT	5.00	75	1997
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	100	2017
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017

TOTAL OB/XF											
9,455											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/08/2026		MLU						

BUILDING NOTES											

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	1.00