

LOT 25 TUSTENUGGEE HILLS S/D.
810-2052, 849-2313, 852-1989, WD

FENNELL ALETHA
3037 CR 245
LAKE CITY, FL 32025

2026

08-6S-17-09626-125
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		1,512
			41,332

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	113.9000	68.34	103,330	1994	1994	0	0	60.00	40.00
2 MOBILE HME 0% - 0 Heated Area: 1512 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,512	100		1,512	41,332						
TOTALS	1,512			1,512	41,332						

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			41,332
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			41,200
TOTAL MARKET VALUE			89,532
SOH/AGL Deduction			7,804
ASSESSED VALUE			81,728
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			81,728
TOTAL JUST VALUE			89,532
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,532
SALE:3:1: 4.12 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
36550	M H	375	04/09/2018
15084	M H	125	02/16/1999
10602	M H	125	01/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/1321	7/24/2017	WD Q	Q	I	01	9,500
GRANTOR: CHRISTOPHER JONES						
GRANTEE: ALETHA FENNELL						
1340/0641	7/06/2017	WD Q	Q	I	01	10,000
GRANTOR: CHRISTOPHER & JAMIE P						
GRANTEE: CHRISTOPHER JONES						

EXTRA FEATURES																
L N	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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
982 SW NEWTON CIR, FORT WHITE												BLD DATE		LGL DATE	05/20/2024	MLU
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S27 E56 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		00	0.00	0.00	2.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,600							
2	0000	C	VAC RES	0			0.00	0.00	2.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,600							