

LOT 3 TUSTENUGGEE RIDGE S/D.  
769-743, 867-1618, 880-303, 925-

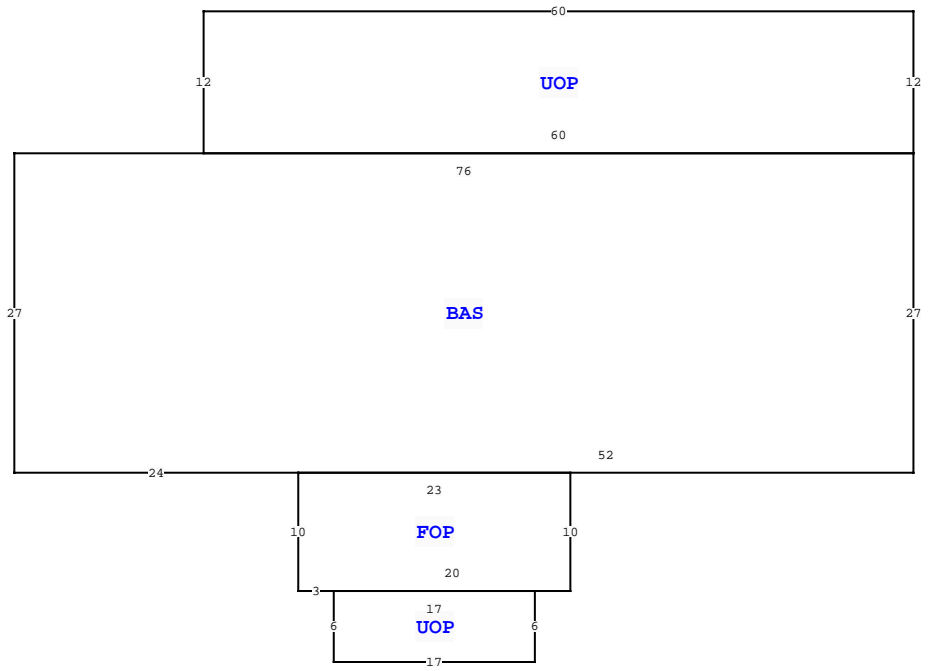
COX JOSEPH L/COX SHEILA  
10926 SW TUSTENUGGEE AVE  
FORT WHITE, FL 32038

**2025**

07-6S-17-09621-104

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	4 100
Bathrooms	2.5 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2021	Heated Area: 2052			HX Base Yr 2021				



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	7617.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	120,839
FOP	230	35		80	4,711
UOP	102	25		26	1,531
UOP	720	25		180	10,600
TOTALS	3,104			2,338	137,682

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0040	BARN, POLE	0 100	10	12
2	9947	Septic	0 100	0	0

TOTAL OB/XF																
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
						120.00	UT	2.50	2.50	100	2001	2001	3	100	300	
						1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION		LAND USE DESCRIPTION		R D		LOC ZONE		FRONT DEPTH		TOT LND UTS		UNIT TYPE		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			A-1		0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00			27,500																				
2	0000	C	VAC RES					0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00			27,500																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	137,682		
TOTAL MARKET OB/XF VALUE	3,300		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	195,982		
SOH/AGL Deduction	109,673		
ASSESSED VALUE	86,309		
TOTAL EXEMPTION VALUE	HX HB SX 86,309		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	195,982		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	180,720		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23007	M H	250	04/08/2005
18702	M H	125	09/06/2001
18662	M H	125	08/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1826	4/07/2025	LE U	I	I	14	100

GRANTOR: COX JOSEPH L  
GRANTEE: COX JOSEPH L (ENH L)  
1425/1743 12/07/2020 WD Q I 01 135,000  
GRANTOR: HUTCHINGS LYNNE  
GRANTEE: COX JOSEPH L

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S27 E24 FOP= S10 E3 UOP= S6 E17 N6 W17\$ E20 N10 W23\$ E52 N27\$ UOP= N12 W60 S12 E60\$.	