LOT 6 TUSTENUGGEE RIDGE S/D.
ORB 769-743, 866-2550, 968-
1425, 975,198, CT 1065-16,

ZAMORA CLAUDIA T/ZAMORA JORGE BALMORE
11184 SW TUSTENTUGGEE AVE
FORT WHITE, FL 32038

2026

07-6S-17-09621-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

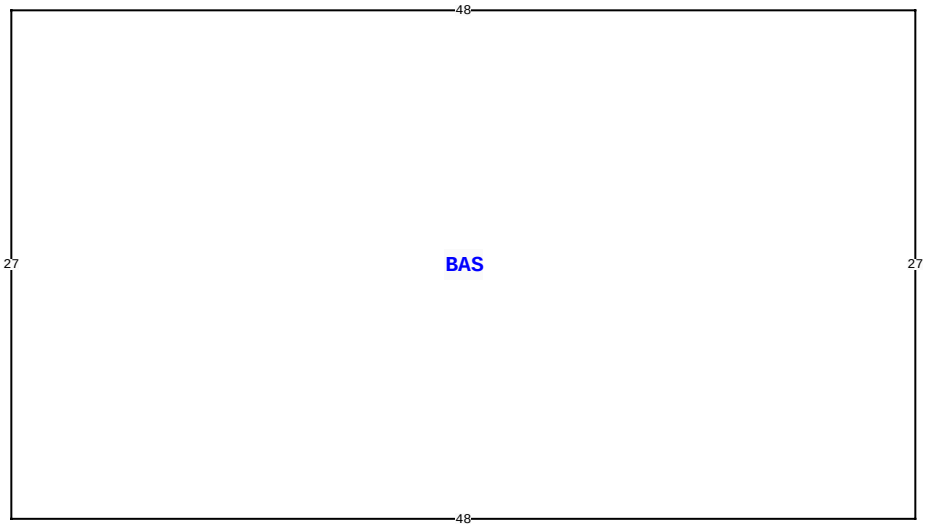
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7617.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,672
TOTALS	1,296			1,296	36,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.9000	70.74	91,679	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2014 Heated Area: 1296 HX Base Yr 2014



11184 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,672
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		94,472
SOH/AGL Deduction		41,661
ASSESSED VALUE		52,811
TOTAL EXEMPTION VALUE	HX HB	27,811
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29943	M H	560	02/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/2198	7/09/2015	WD	U	I	11	100
GRANTOR: CLAUDIA T ZAMORA & JO						
GRANTEE: CLAUDIA T ZAMORA &						
1065/2135	11/18/2005	WD	U	V	09	75,000
GRANTOR: LESLIE ROGERS						
GRANTEE: CLAUDIA T ZAMORA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	328.00	683.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/04/2017 BY DF Total Acres: 5.14 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS