LOT 14 TUSTENUGGEE RIDGE S/D.
769-743, 904-462, 948-1616, 971-

QUINTERO MARY/QUINTERO MICHAEL DOMINICK
11640 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

07-6S-17-09621-114

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

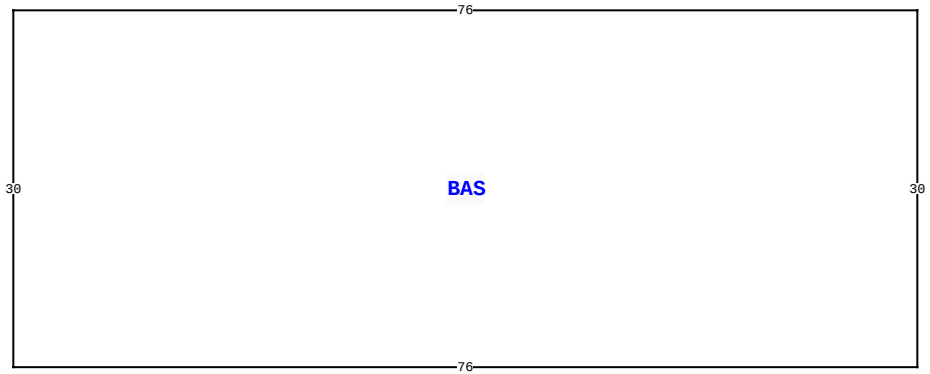
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7617.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	219,750
TOTALS	2,280			2,280	219,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,280	115.9000	114.74	261,607	2017	2017	0	0	0	16.00	84.00

2 MANUF 2 100% - 2023 Heated Area: 2280 HX Base Yr 2023



11640 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		476,528
TOTAL MARKET OB/XF VALUE		20,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		552,028
SOH/AGL Deduction		347,947
ASSESSED VALUE		204,081
TOTAL EXEMPTION VALUE	DH DHB HX HB	101,444
BASE TAXABLE VALUE		102,637
TOTAL JUST VALUE		552,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046404	Electrical Servic	0	01/30/2023
000045539	Mobile Home		09/22/2022
36032	M H	375	11/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/624	5/05/2022	WD	Q	I	01	225,000
GRANTOR: PETERS MARY						
GRANTEE: QUINTERO MARY						
1321/0635	4/04/2016	WD	U	I	12	57,800
GRANTOR: ARLP REO V, LLC						
GRANTEE: MARY & CHARLES H PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	20	40	800.00	UT	9.00	9.00	100	2013	2013	3	100	7,200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2017		100	1,200	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 20,500

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	319.00	683.00	0.80	LT		1.00	1.00	1.00	55,000.00	55,000.00	44,000							
2	0200	C	MBL HM	100		A-1			0.20	LT		1.00	1.00	1.00	55,000.00	55,000.00	11,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/09/2025 BY SYS

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Exterior Wall	00	N/A 0
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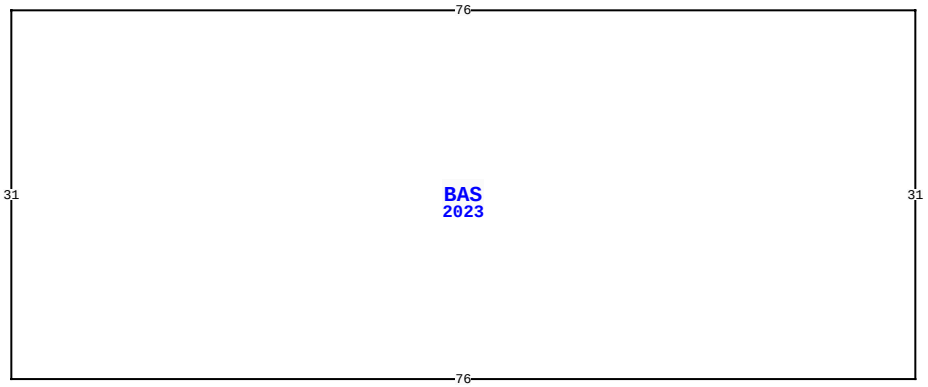
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M 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	2,356	100	2023	2,356	256,778
TOTALS	2,356			2,356	256,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,356	113.5000	112.36	264,720	2023	2023	0	0	0	3.00	97.00

3 MANUF 2 100% - 2023 Heated Area: 2356 HX Base Yr 2023



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,908

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SALES DATA

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1321/0635	4/04/2016	WD	U	I	12	57,800
GRANTOR: ARLP REO V, LLC						
GRANTEE: MARY & CHARLES H PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-1,10] E76 S31 W76 N31 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/02/2024 BY SYS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/09/2025 BY SYS