COMM SW COR OF NW 1/4, RUN E 519
THENCE N 667.27 FT, E 326.40 FT,
W 326.40 FT TO POB.

PERALLON OMAR RAMON/PERALLON GIOVANNA
111103 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

08-6S-17-09625-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

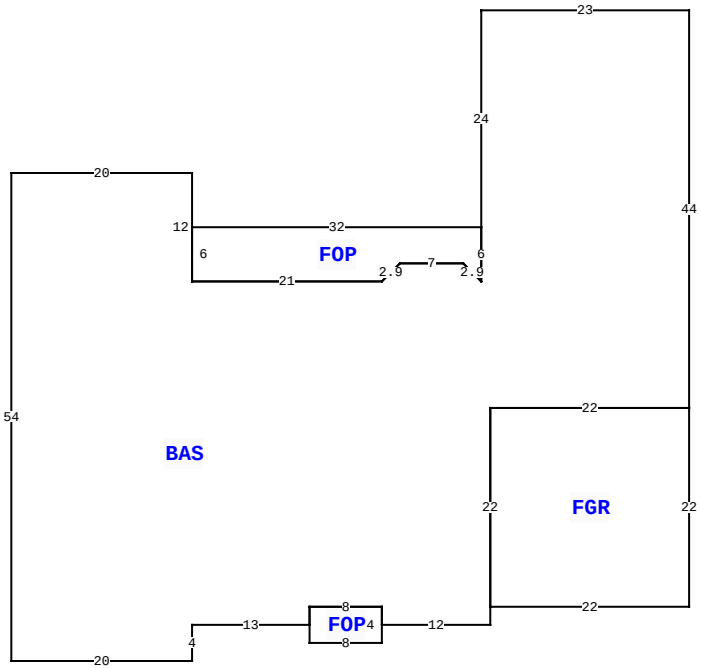
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 8617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,334	100		3,334	333,300
FGR	484	55		266	26,592
FOP	32	30		10	1,000
FOP	174	30		52	5,199
TOTALS	4,024			3,662	366,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,662	110.2000	123.42	451,964	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2024 Heated Area: 3334 HX Base Yr 2024



11103 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		366,091
TOTAL MARKET OB/XF VALUE		8,150
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		424,341
SOH/AGL Deduction		225,620
ASSESSED VALUE		198,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,999
TOTAL JUST VALUE		424,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049855	Electrical Servic	0	05/20/2024
000048675	Roof Replacement	26,000	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/1387	12/08/2023	WD	Q	I	01	479,000
GRANTOR: KERCE JOHN MATTHEW						
GRANTEE: PERALLON OMAR RAMON						
1393/0399	8/12/2019	WD	U	I	18	260,000
GRANTOR: UNITED STATES OF AMER						
GRANTEE: JOHN MATTHEW & SHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S24 FOP= W32 S6 E21 R2 U2 E7 D2 R2 N6$ S6 L2 U2 W7 D2 L2 W21 N12 W20 S54 E20 N4 E13 FOP= S2 E8 N4 W8 S2$ N2 E8 S2 E12 N2 FGR= E22 N22 W22 S22$ N22 E22 N44$.

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	50	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,700	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 8,150

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	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 06/17/2024 BY TW Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/04/2025 BY SYS