LOT 9 ASHLEY ACRES S/D.

AFD 1027-672, WD 1151-1305, WD 1

SIMPSON RONNIE C/SIMPSON PAMELA D
12321 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

17-6S-17-09690-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

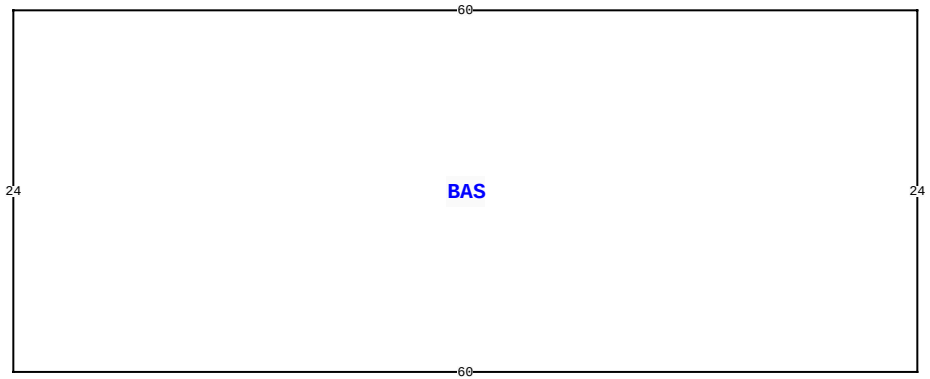
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	89,464
TOTALS	1,440			1,440	89,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,440	114.1000	112.96	162,662	2004	2004	0	0	0	45.00	55.00

1 MANUF 2 100% - 2020 Heated Area: 1440 HX Base Yr 2020



12321 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		89,464
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		153,664
SOH/AGL Deduction		55,595
ASSESSED VALUE		98,069
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,347
TOTAL JUST VALUE		153,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042979	Electrical Servic	0	10/19/2021
38211	MAINT/ALTR	75	06/06/2019
21986	M H	322	06/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/2169	6/13/2019	WD	Q	I	01	125,000
GRANTOR: MARK A & EUGENIA A HU						
GRANTEE: RONNIE C & PAMELA D						
1151/1305	5/01/2008	WD	Q	I	01	0
GRANTOR: SUBRANDY						
GRANTEE: HUMPHREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
2	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/26/2021 BY JB Total Acres: 5.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/21/2025 BY SYS