LOT 10 ASHLEY ACRES S/D.
AG 1028-1710, WD 1065-87, WD 106

HARBOUR WAYNE BLAINE
12373 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

17-6S-17-09690-110

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	12	HARDWOOD 100
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

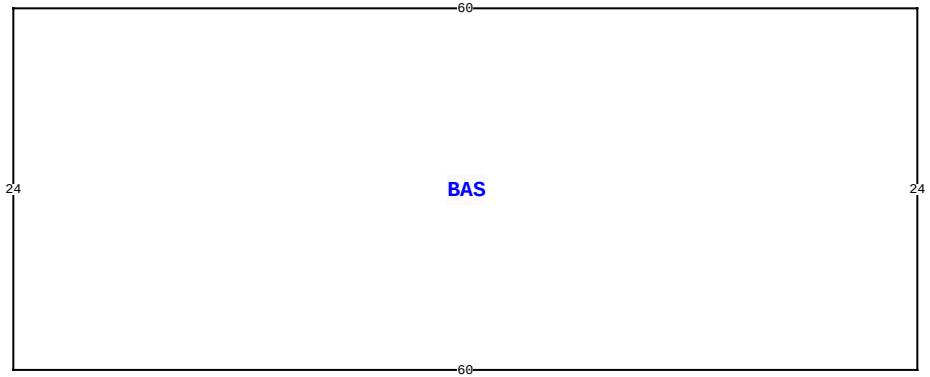
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	90,082
TOTALS	1,440			1,440	90,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,440	121.0000	113.74	163,786	1987	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1440 HX Base Yr 2018



12373 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		90,082
TOTAL MARKET OB/XF VALUE		27,048
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		172,130
SOH/AGL Deduction		55,239
ASSESSED VALUE		116,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,169
TOTAL JUST VALUE		172,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34024	STORAGE	190	05/03/2016
22248	M H	286	08/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1350/1495	10/16/2017	WD	Q	I	01	117,500
GRANTOR: CHAD ZINGGELER & ERIC						
GRANTEE: WAYNE BLAINE HARBOU						
1346/2076	10/16/2017	WD	Q	I	01	117,500
GRANTOR: CHAD ZINGGELER & ERIC						
GRANTEE: WAYNE BLAINE HARBOU						

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	0296	SHED METAL	0	100	10	10	100.00	UT	7.00	7.00	100	2017	2017	3	100	700	
2	0296	SHED METAL	0	100	32	52	1,664.00	UT	7.00	7.00	100	2017	2017	3	100	11,648	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 27,048

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 10/11/2017 BY DF Total Acres: 5.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS