COMM SW COR OF SW1/4 OF SW1/4, R
TO E R/W CR-131, N ALONG R/W 121
POB, CONT N 105.28 FT TO N LINE

LANGFORD NICHOLAS
12427 SW TUSTENUGGEE AVE
FORT WHTIE, FL 32038

2026

17-6S-17-09692-000

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	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
Units		0 100
Condition Adj	02	02 100
Quality	04	04

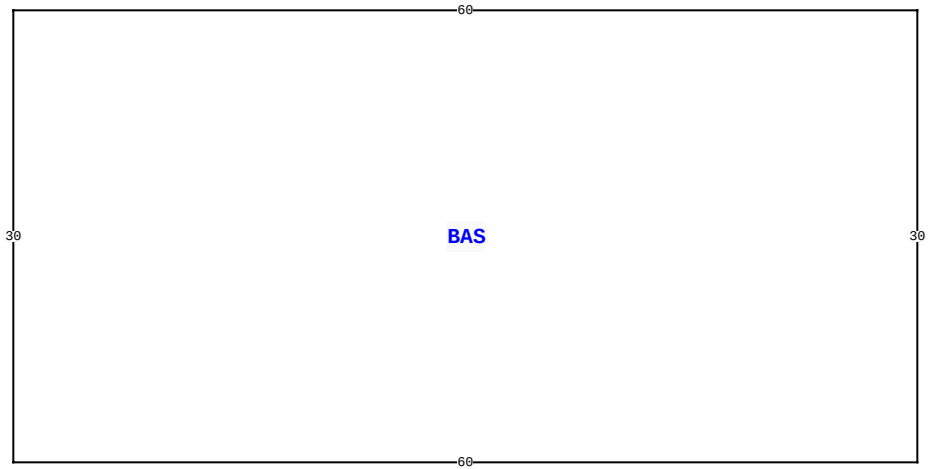
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	146,647
TOTALS	1,800			1,800	146,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	97.3845	91.54	164,772	2019	2019	0	0	0	11.00	89.00

2 MANUF 1 100% - 2025 Heated Area: 1800 HX Base Yr 2025



12427 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		146,647
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		28,840
TOTAL MARKET VALUE		182,887
SOH/AGL Deduction		0
ASSESSED VALUE		182,887
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		127,165
TOTAL JUST VALUE		182,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,183

XFOB:1:1: PALM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39224	M H	0	01/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/851	6/10/2024	WD	Q	I	01	195,000
GRANTOR: CHUPP BRET A						
GRANTEE: LANGFORD NICHOLAS						
1500/935	10/02/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RICHA						
GRANTEE: CHUPP BRET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	2.06	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,840							

REVIEW DATE 06/13/2024 BY TP Total Acres: 2.06 Total Land Value: 28,840 Market: 0 Agricultural: 0 Common: 28,840 PRINTED 11/20/2025 BY SYS