COMM SW COR, E 40 FT TO E R/W CR
R/W 430.75 FT FOR POB, CONT N 43
618.55 FT, S 434.40 FT, W 618.04

DUKES RICKEY/DUKES NANCY
12563 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

17-6S-17-09692-002

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
Architectual	01	CONV 100
Units		0 100
Quality	05	05

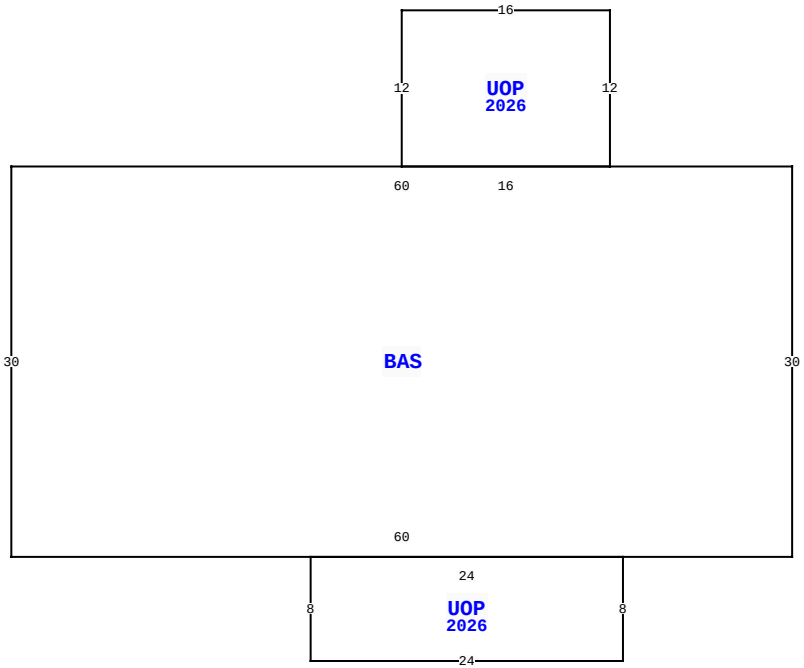
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 17617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	161,890
UOP	192	25	2026	48	4,317
UOP	192	25	2026	48	4,317
TOTALS	2,184			1,896	170,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,896	113.9000	107.07	203,005	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2019 Heated Area: 1800 HX Base Yr 2019



12563 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,524
TOTAL MARKET OB/XF VALUE		27,700
TOTAL LAND VALUE - MARKET		61,400
TOTAL MARKET VALUE		259,624
SOH/AGL Deduction		105,702
ASSESSED VALUE		153,922
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		48,200
TOTAL JUST VALUE		259,624
NCON VALUE		29,334
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35280	M H	532	05/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1951	11/07/2025	WD	Q	I	01	330,000
GRANTOR: BARRANTI DONNA JEAN						
GRANTEE: DUKES RICKEY						
1328/0209	12/27/2016	WD	U	V	12	27,000
GRANTOR: CAPITAL RESOURCES FIN						
GRANTEE: MICHAEL SALVADOR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S30 E60 N30 $
UOP=[YR=2026;ORIG=-30,0] N12 E16 S12 W16 $
UOP=[YR=2026;ORIG=-13,30] S8 W24 N8 E24 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	0030	BARN,MT	0	100	40	25	1,000.00	UT	15.00	15.00	100	2026	2025		100	15,000	
4	0070	CARPORT UF	0	100	36	25	900.00	UT	5.00	5.00	100	2026	2025		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 27,700

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	6.14	AC		1.00	1.00	1.00	10,000.00	10,000.00	61,400							

REVIEW DATE 11/19/2025 BY TP Total Acres: 6.14 Total Land Value: 61,400 Market: 0 Agricultural: 0 Common: 61,400 PRINTED 11/20/2025 BY SYS