

LOT 23 TUSTENUGGEE PLANTATIONS
UNIT 1 UNREC: COMM NE COR,
RUN W 1300.56 FT, S 1986.45

GARDNER ED/GARDNER CARMEN SANCHEZ
232 SW POINSETTA CT
FT WHITE, FL 32038

2025

18-6S-17-09696-123



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		4 100
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	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	18617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	134,266
TOTALS	2,280			2,280	134,266

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2003	2003	0	0	45.00	55.00
1 MANUF 1 - 100% - 2007											
Heated Area: 2280											
HX Base Yr 2007											
30 76 30 76											
BAS											

232 SW POINSETTA CT, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
9,800											

COLUMBIA COUNTY PROPERTY											
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3											
VALUATION SUMMARY											
VALUATION BY											
STANDARD											
Tax Group: 3											
Tax Dist:											
BUILDING MARKET VALUE											
134,266											
TOTAL MARKET OB/XF VALUE											
9,800											
TOTAL LAND VALUE - MARKET											
95,000											
TOTAL MARKET VALUE											
239,066											
SOH/AGL Deduction											
120,253											
ASSESSED VALUE											
118,813											
TOTAL EXEMPTION VALUE											
50,722											
HX HB											
BASE TAXABLE VALUE											
68,091											
TOTAL JUST VALUE											
239,066											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
224,059											

SALE:2:1: JTWS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051486	Generator	0	11/13/2024
20606	M H	125	04/15/2003