LOT 24 TUSTENUGGEE PLANTATIONS
UNIT 1 UNREC: COMM NE COR,
RUN W 642.62 FT, S 1986.45 FT

AMPARO EUVARGAIN REVOCABLE LIVING TRUST
PO BOX 1302
LAKE CITY, FL 32056-1302

2026

18-6S-17-09696-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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	01	01 100
Quality	04	04

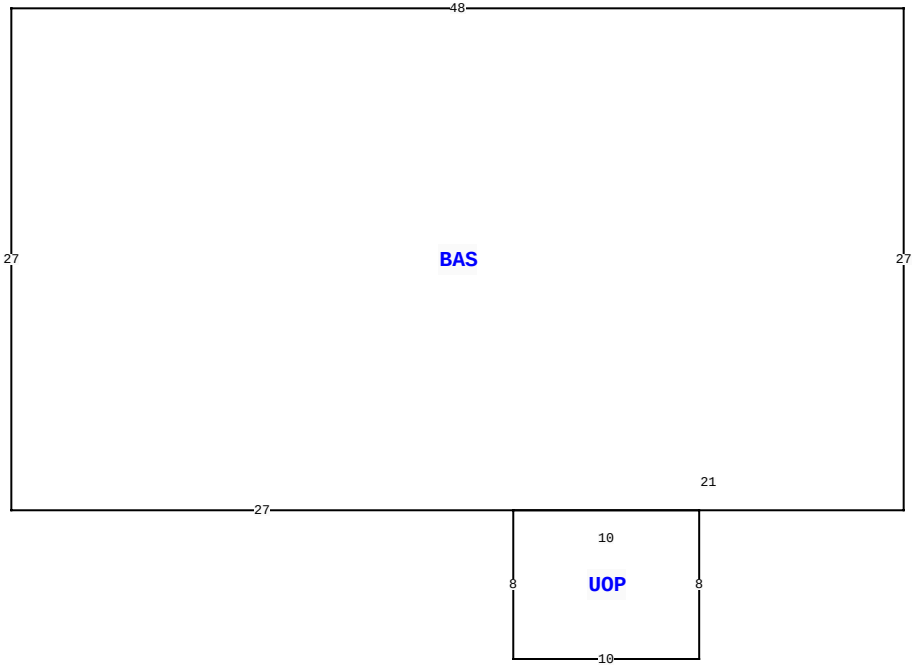
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18617.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	27,185
UOP	80	25		20	420
TOTALS	1,376			1,316	27,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,316	87.4000	52.44	69,011	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

231 SW POINSETTA CT, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,604
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	129,904
SOH/AGL Deduction	27,475
ASSESSED VALUE	102,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,429
TOTAL JUST VALUE	129,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26556	M H	507	12/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/1669	3/12/2018	WD	U	I	11	100
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: EUVARGAIN AMPARO AS						
1123/2604	6/28/2007	WD	Q	V		80,000
GRANTOR: COUNCIL & DHANA CLARK						
GRANTEE: EUVARGAIN AMPARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E27 UOP= S8 E10 N8 W10$ E21 N27$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	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 7,300

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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 10/16/2017 BY BC Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/19/2025 BY SYS