

LOT 2 THE MEADOWS OF TUSKEN00GEE
863-2123, WD 1139-2101, DC 1512-

STOINOFF NANCY C
14669 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

30-6S-17-09807-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100		684	68,088
BAS	3,425	100		3,425	340,941
FGR	1,760	55		968	96,360
FOP	154	30		46	4,579
FOP	485	30		146	14,533
SFB	1,360	80		1,088	108,305

TOTALS	7,868			6,357	632,806
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	3,286.00	UT	3.00
2	0280	POOL R/CON	0	100	20	39	780.00	UT	70.00
3	0120	CLFENCE 4	0	100	0	0	70.00	UT	2.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

REVIEW DATE 12/27/2019 BY HC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	6,357	116.9432	130.98	832,640	2001	2001	0	0	0 24.00	76.00	
1 SINGLE FAM 100% - 2022 Heated Area: 5469 HX Base Yr 2022												
14669 SW TUSTENUGGEE AVE, FORT WHITE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU												

TOTAL OB/XF												
31,873												

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31,873												

Total Acres: 5.14 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		632,806	
TOTAL MARKET OB/XF VALUE		31,873	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		719,679	
SOH/AGL Deduction		196,235	
ASSESSED VALUE		523,444	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		467,722	
TOTAL JUST VALUE		719,679	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		728,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042476	Roof Replacement	48,731	09/02/2021
27008	GARAGE	456	05/14/2008
18035	POOL	125	03/09/2001
17788	SFR	572	01/02/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/1063	7/13/2024	LE	U	I	14	100
GRANTOR: STOINOFF NANCY C						
GRANTEE: STOINOFF NANCY C (E						
1139/2101	12/27/2007	WD	Q	I		435,000
GRANTOR: CUTCHIN						
GRANTEE: RICHARD W & NANCY S						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W39 FOP= W8 S24 W32 S8 R3 U3 E6 D3 R3 E28 N32\$ S32 W28 L3 U3 W6 D3 L3 S38 E14 FOP= S2 E22 N7 W22 S5\$ N5 E22 S5 E13 N11 E18 N31 E4 BAS= E31 FGR= S44 E40 N44 W40\$ SFB= E40 N34 W40 S34\$ N28 W23 S23 W8 S5\$N5 E8 N23\$.									

OTHER ADJUSTMENTS AND NOTES									

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