COMM NW COR OF N1/2 OF NE1/4, RU
FOR POB, CONT S 793 FT, E 553.70
W 553.70 FT TO POB.

PEARSON SONYA P
P O BOX 62
ALACHUA, FL 32616-0062

2026

30-6S-17-09811-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

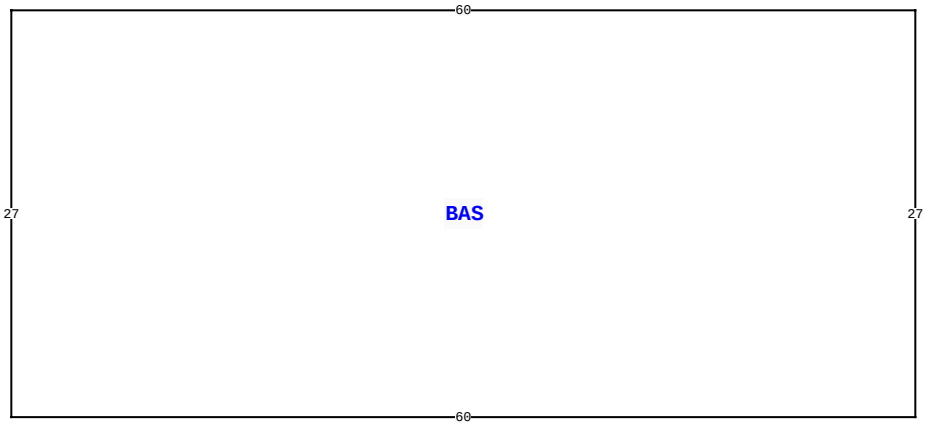
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	41,778
TOTALS	1,620			1,620	41,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	91.4490	54.87	88,889	2005	2005	0	0	0	53.00	47.00

1 MOBILE HME 100% - 2010 Heated Area: 1620 HX Base Yr 2010



13854 SW TUSTENUGGEE AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,778
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		47,880
TOTAL MARKET VALUE		96,658
SOH/AGL Deduction		32,724
ASSESSED VALUE		63,934
TOTAL EXEMPTION VALUE	HX HB WX	43,934
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		96,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1170/0435	3/24/2009	WD	U	I	18	70,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HALORAN & SONYA PEA						
1162/0324	11/01/2008	WD	Q	I	01	100
GRANTOR: CHASE HOME FINANCE LL						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 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	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 7,000

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	10.08	AC		1.00	1.00	0.50	9,500.00	4,750.00	47,880							

REVIEW DATE 10/18/2017 BY DF Total Acres: 10.08 Total Land Value: 47,880 Market: 0 Agricultural: 0 Common: 47,880 PRINTED 10/06/2025 BY SYS