SE1/4 OF NE1/4 AS LIES E OF RD E
.046 AC DESC IN WD 1502-2444.

PHELPS MICHELLE J THERRIEN
15089 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

31-6S-17-09816-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

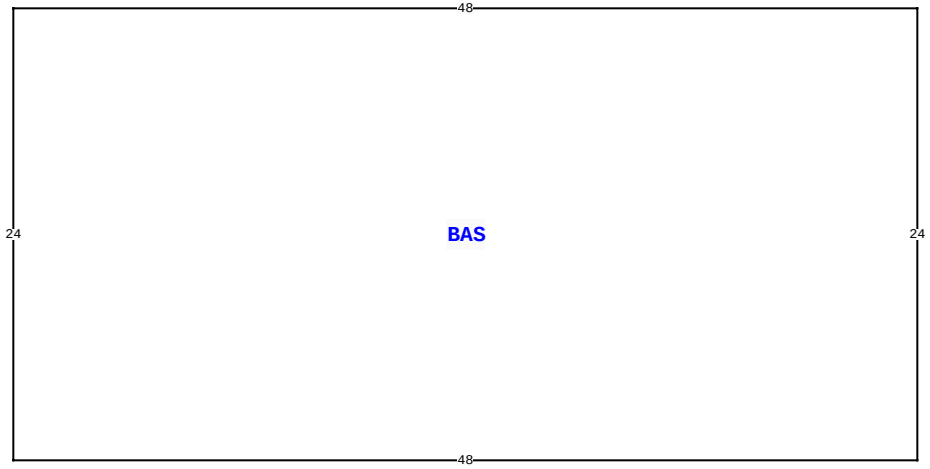
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,491
TOTALS	1,152			1,152	31,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	113.9000	68.34	78,728	1985	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 1152 HX Base Yr 2010



15089 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,491
TOTAL MARKET OB/XF VALUE		15,882
TOTAL LAND VALUE - MARKET		4,970
TOTAL MARKET VALUE		52,343
SOH/AGL Deduction		12,923
ASSESSED VALUE		39,420
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,420
TOTAL JUST VALUE		52,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,343

XFOB:1:1: CROSBY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1180/1905	9/04/2009	WD	U	I	12	60,000
GRANTOR: TAYLOR BEAN & WHITAKE						
GRANTEE: MICHELLE J THERRIEN						
1180/1903	4/30/2009	QC	U	I	12	100
GRANTOR: FEDERAL HOME LOAN MRT						
GRANTEE: TAYLOR BEAN & WHITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0210	GARAGE U	0	100	16	24	384.00	UT	18.00	18.00	100	0	0	3	100	6,912	
2	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.00	2.00	100	1993	1993	3	100	480	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	240	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 15,882

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	1.42	AC		1.00	1.00	1.00	3,500.00	3,500.00	4,970							

REVIEW DATE 10/20/2017 BY DF Total Acres: 1.42 Total Land Value: 4,970 Market: 0 Agricultural: 0 Common: 4,970 PRINTED 09/30/2025 BY SYS