

N 177.05 FT OF S 872.05 FT OF SE
AS LIES W OF RD.

DORAN HUGH F/DORAN LINDA M
15090 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

31-6S-17-09816-009



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	08	WD OR PLY 50	0101	02	2,922	91.5300	75.05	219,296	1989	1989	0	0	0	40.00	60.00	VALUATION BY STANDARD													
Exterior Wall	32	HARDIE BRD 50	1 SFR/MH CON 100% - 2006													Heated Area: 2718													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2006													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	04	PLYWOOD 100																											
Interior Floo	14	CARPET 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	02	02 100																											
Kitchen Adjus	01	01 100																											
Quality			03	03																									
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	360	100		360	16,211																								
BAS	576	100		576	25,937																								
BAS	1,782	100		1,782	80,243																								
UOP	120	25		30	1,351																								
UOP	120	25		30	1,351																								
UOP	192	25		48	2,161																								
UOP	384	25		96	4,323																								
TOTALS			3,534		2,922	131,578																							
EXTRA FEATURES			15090 SW TUSTENUGGEE AVE, FORT WHITE																										
L N	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	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	50	1996	1996	3	50	600													
2	0040	BARN, POLE	0	100	0	0	1.00	UT	2,400.00	2,400.00	50	1996	1996	3	50	1,200													
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200													
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	300													
TOTAL OB/XF 3,300																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.53	AC		1.00	1.00	1.00	10,000.00	10,000.00	45,300												
REVIEW DATE 10/20/2017 BY DF Total Acres: 4.53 Total Land Value: 45,300 Market: 0 Agricultural: 0 Common: 45,300 PRINTED 10/02/2025 BY SYS																													

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1059/0755	9/16/2005	WD	Q	I		129,900			
GRANTOR: FRANKS									
GRANTEE: DORAN									
0877/2339	3/29/1999	WD	Q	I	03	33,700			
GRANTOR: CANTELO									
GRANTEE: FRANKS (1989 DW INC									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W24 UOP= N16 W24 S16 E24\$ W42 S27 BAS= S24 UOP= S8 E24 N8 W24\$ E24 N24 W24\$ E24 UOP= S10 E12 N10 W12\$ E12 UOP= S10 E12 N10 W12\$ E12 BAS= S18 E20 N18 W20\$ E18 N27\$.									