THE S 305 FT OF N 645 FT OF NE1/
LIES W OF RD.

GEIGER SIMONSEN DONNA
14852 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

31-6S-17-09816-010

BUILDING CHARACTERISTICS

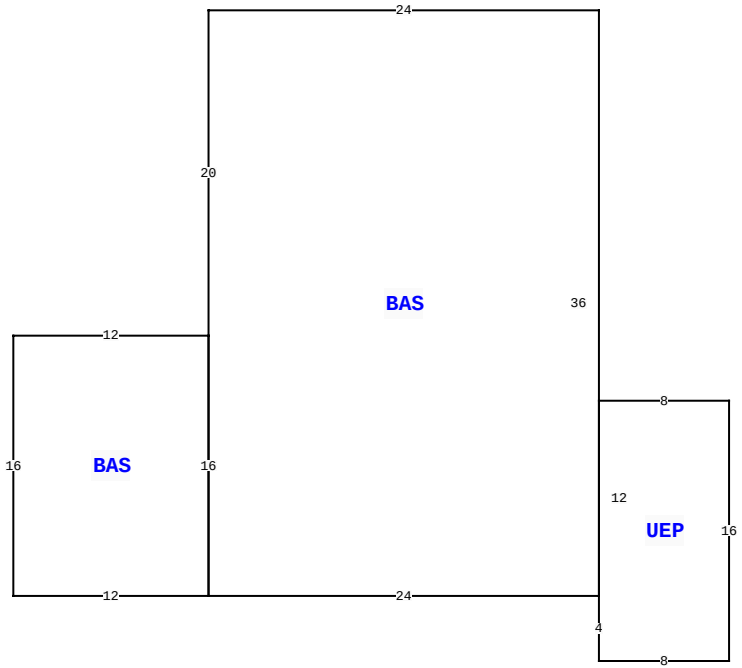
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	192	100		192	3,240
BAS	864	100		864	14,578
UEP	128	70		90	1,518
TOTALS	1,184			1,146	19,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,146	70.3035	42.18	48,338	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1056 HX Base Yr 2000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

14852 SW TUSTENUGGEE AVE, FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		19,335
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		80,235
SOH/AGL Deduction		31,997
ASSESSED VALUE		48,238
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,238
TOTAL JUST VALUE		80,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,235

XFOB:1:1: HOME SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1289/2392	11/13/2014	TR	U	I	19	5,000
GRANTOR: THEO D MANN AS TRUSTE						
GRANTEE: DONNA SIMONSEN						
1091/1053	7/27/2006	WD	Q	I	01	100
GRANTOR: PAUL F GUIHAN						
GRANTEE: JANIE S SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S20 BAS= W12 S16 E12 N16$ S16 E24 UEP= S4 E8 N16 W8 S12$ N36$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	5.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,000							

REVIEW DATE 10/20/2017 BY DF Total Acres: 5.10 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 10/02/2025 BY SYS