LOT 2 TUSTENUGGEE RIDGE S/D.
EX .50 AC DESC IN ORB 1009-63.

WHIMPLE JOSEPH JOHN
10884 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

07-6S-17-09621-102

BUILDING CHARACTERISTICS

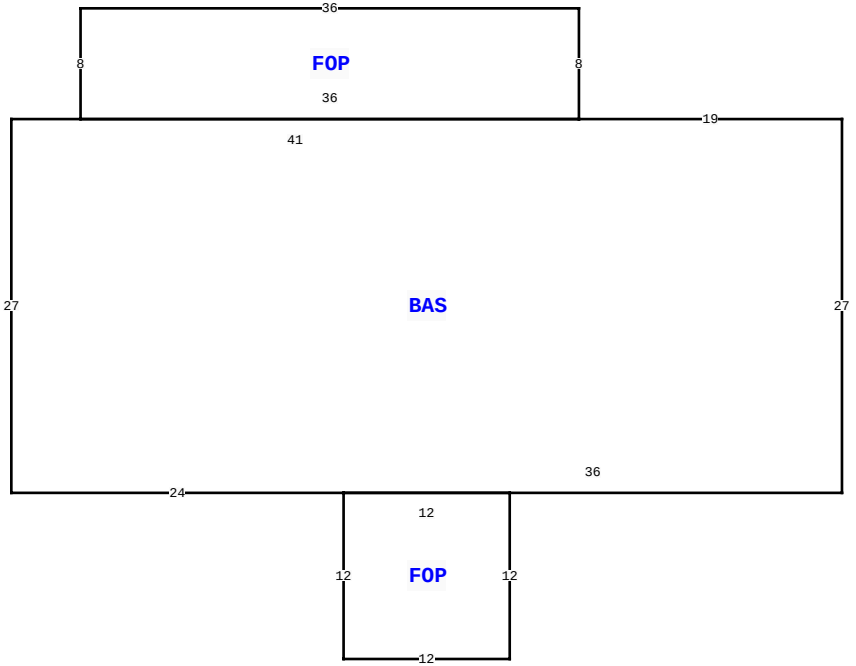
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Stories	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	7617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	94,384
FOP	144	35		50	2,913
FOP	288	35		101	5,884
TOTALS	2,052			1,771	103,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,771	113.9000	105.93	187,602	2004	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1620 HX Base Yr 2016



10884 SW TUSTENUGGEE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,181
TOTAL MARKET OB/XF VALUE	10,140
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	168,321
SOH/AGL Deduction	81,447
ASSESSED VALUE	86,874
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	30,463
TOTAL JUST VALUE	168,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20774	M H	125	06/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/0387	4/03/2014	QC	U	I	11	100
GRANTOR: GRACE LEFEVRE						
GRANTEE: JOSEPH JOHN WHIMPLE						
1272/0342	4/03/2014	QC	U	I	11	100
GRANTOR: GRACE LEFEVRE						
GRANTEE: JOSEPH JOHN WHIMPLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= N8 W36 S8 E36$ W41 S27 E24 FOP= S12 E12 N12 W12$ E36 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0040	BARN,POLE	0	100	10	20	200.00	UT	2.50	2.50	100	2003	2003	3	100	500	
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	12	16	192.00	UT	7.50	7.50	100	2003	2003	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 10,140

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/04/2017 BY DF Total Acres: 4.65 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS