LOT 3 TUSTENUGGEE RIDGE S/D.

769-743, 867-1618, 880-303, 925-

ERICKSEN KATELYN/ERICKSEN KARTER
1250 NW 61ST TER
GAINESVILLE, FL 32605

2027

07-6S-17-09621-104

BUILDING CHARACTERISTICS

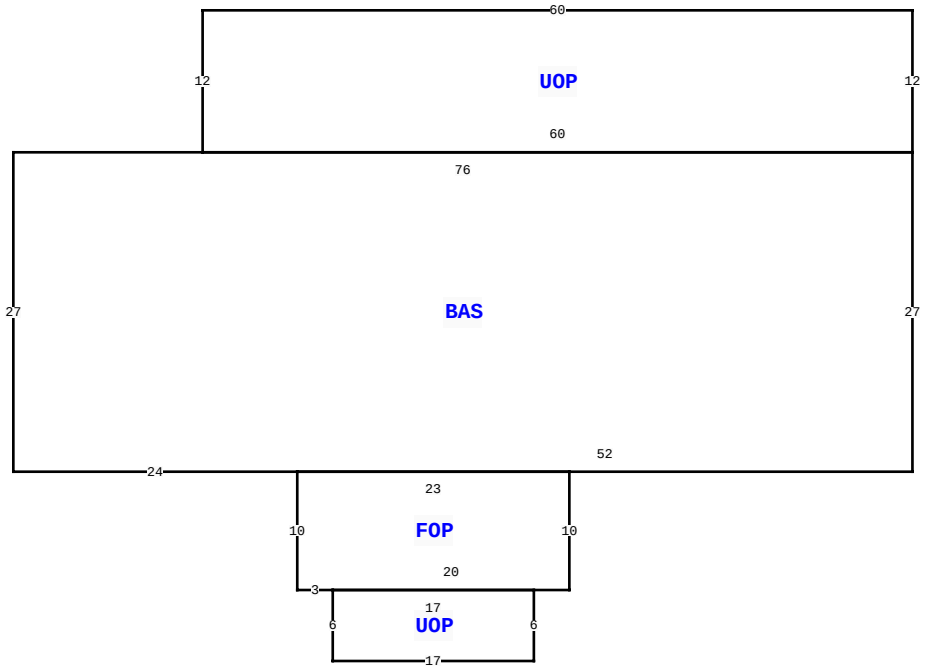
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	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	2,052	100		2,052	119,552
FOP	230	35		80	4,661
UOP	102	25		26	1,515
UOP	720	25		180	10,487
TOTALS	3,104			2,338	136,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,338	113.9000	105.93	247,664	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 2052 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

10926 SW TUSTENUGGEE AVE, FORT WHITE

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	0040	BARN,POLE	0	100	10	12	120.00	UT	2.50	2.50	100	2001	2001	3	100	300	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	136,215
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	204,515
SOH/AGL Deduction	113,217
ASSESSED VALUE	91,298
TOTAL EXEMPTION VALUE	HX HB SX 91,298
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	204,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23007	M H	250	04/08/2005
18702	M H	125	09/06/2001
18662	M H	125	08/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1578/32	9/18/2026	WD	Q	I	01	245,000
GRANTOR: COX JOSEPH L						
GRANTEE: ERICKSEN KATELYN						
1538/1826	4/07/2025	LE	U	I	14	100
GRANTOR: COX JOSEPH L						
GRANTEE: COX JOSEPH L (ENH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E24 FOP= S10 E3 UOP= S6 E17 N6 W17$ E20 N10 W23$ E52 N27$ UOP= N12 W60 S12 E60$.

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							
2	0000	C	VAC RES	100			0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							

REVIEW DATE 10/04/2017 BY DF Total Acres: 5.15 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS