LOT 11 TUSTENUGGEE RIDGE S/D.
769-743, 871-1490, 987-17, WD 14

LOPEZ FLORIBET TOVAR
11460 SW TUSTENUGGEE AVE
FT WHITE, FL 32038

**2027**

**07-6S-17-09621-111**

## BUILDING CHARACTERISTICS

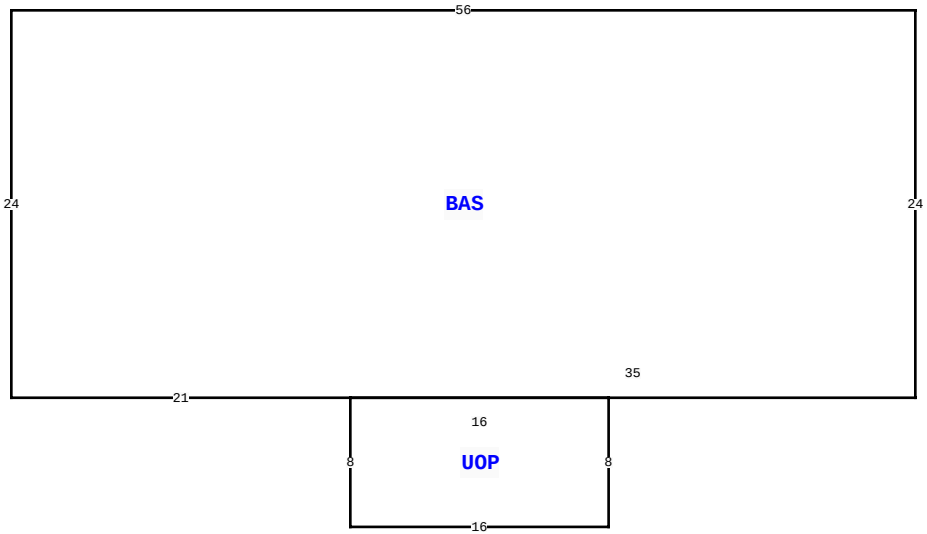
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 7617.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | | 1,344 | 80,371 |
| UOP | 128 | 25 | | 32 | 1,914 |
| TOTALS | 1,472 | | | 1,376 | 82,285 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,376 | 115.0000 | 92.00 | 126,592 | 1998 | 2010 | 0 | 0 | 0 | 35.00 | 65.00 |

1 MANUF 1 0% - 2026 Heated Area: 1344 HX Base Yr




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

11460 SW TUSTENUGGEE AVE, FORT WHITE

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 82,285 |
| TOTAL MARKET OB/XF VALUE | 8,700 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 155,985 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 155,985 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 155,985 |
| TOTAL JUST VALUE | 155,985 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 157,013 |

LAND:1:1: 5.15 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 14879 | M H | 125 | 12/23/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1532/1319 | 1/21/2025 | WD | Q | I | 01 | 229,000 |
| GRANTOR: LE QUACH TRAN | | | | | | |
| GRANTEE: LOPEZ FLORIBET TOVA | | | | | | |
| 1478/870 | 9/09/2022 | WD | Q | I | 01 | 141,000 |
| GRANTOR: GARCIA JENNIFER L | | | | | | |
| GRANTEE: LE QUACH TRAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S24 E21 UOP= S8 E16 N8 W16$ E35 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2003 | 2003 | 3 | 100 | 1,200 | |
| 2 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,700

| 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 | 0 | | A-1 | 328.00 | 683.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 04/28/2025 BY TP Total Acres: 5.14 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS