

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

2026

07-6S-17-09621-111
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,344	100	
UOP	128	25	
TOTALS	1,472		1,376

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	93.15	128,174	1998	2010	0	0	35.00	65.00												
1 MANUF 1 0% - 2026 Heated Area: 1344 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026	MLU	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			83,313
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			157,013
SOH/AGL Deduction			0
ASSESSED VALUE			157,013
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			157,013
TOTAL JUST VALUE			157,013
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			151,935
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						

EXTRA FEATURES		11460 SW TUSTENUGGEE AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0
2	0261	PRCH, UOP	0
3	9945	Well/Sept	0

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	0190	FPLC PF	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	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 8,700																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S24 E21 UOP= S8 E16 N8 W16\$ E35 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF 8,700																						
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	0		A-1	328.00	683.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							