

LOT 12 TUSTENUGGEE RIDGE S/D.  
769-743, 867-1474, WD 1333-795,

STANFORD ROBERT/STANFORD TAMMY  
11524 SW TUSTENUGGEE AVE  
FORT WHITE, FL 32038

**2026**

07-6S-17-09621-112

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	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	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,740	100	
TOTALS	1,740		1,740

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0211	01	1,740	107.8000	104.57	181,952	2017	2017	0	0	16.00	84.00		
2 MODULAR 2 100% - 2023 Heated Area: 1740 HX Base Yr 2023													
BLD DATE		LGL DATE								05/07/2026	MLU		
XF DATE		LAND DATE											
INC DATE		AG DATE											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			152,840
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			224,840
SOH/AGL Deduction			17,932
ASSESSED VALUE			206,908
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			150,497
TOTAL JUST VALUE			224,840
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,479
LAND:1:1: 5.15 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
35727	M H	425	08/23/2017
16658	M H	125	02/25/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/497	11/29/2022	WD	Q	I	01	260,000
GRANTOR: KIRKMAN DAVID E						
GRANTEE: STANFORD ROBERT						
1333/0795	3/17/2017	WD	Q	V	03	27,000
GRANTOR: MARIA S MORALES & JOS						
GRANTEE: DAVID E & VICTORIA						

EXTRA FEATURES																
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	9945	Well/Sept	0	100	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S29 E60 N29\$.

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