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

2027

07-6S-17-09621-112

BUILDING CHARACTERISTICS

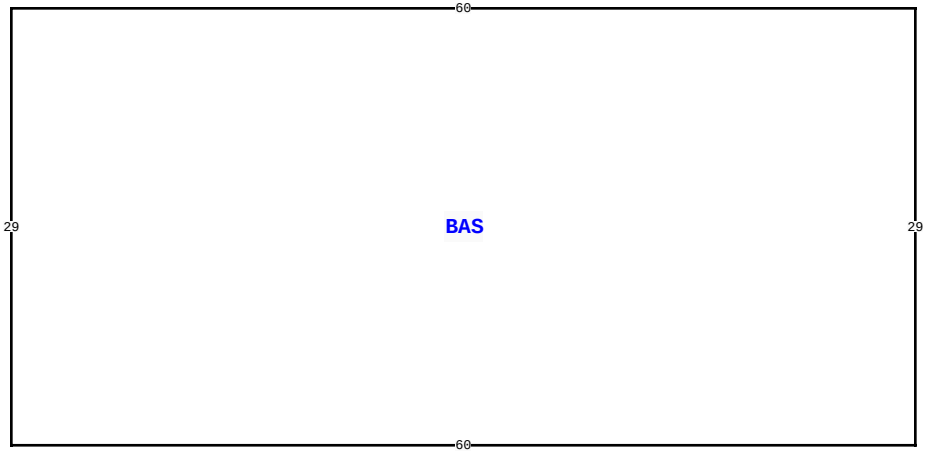
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	152,840
TOTALS	1,740			1,740	152,840

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	0	16.00	84.00

2 MODULAR 2 100% - 2023 Heated Area: 1740 HX Base Yr 2023



11524 SW TUSTENUGGEE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	11,725
ASSESSED VALUE	213,115
TOTAL EXEMPTION VALUE	HX HB 13 213,115
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	224,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,840

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S29 E60 N29$.

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

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	328.00	683.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/31/2023 BY CP Total Acres: 5.14 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS