LOT 13 TUSTENUGGEE RIDGE S/D.

ORB 769-743, 904-461, WD 1028-16

FERRANTE LOUIS A/FERRANTE SHERYL A
11582 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

07-6S-17-09621-113

BUILDING CHARACTERISTICS

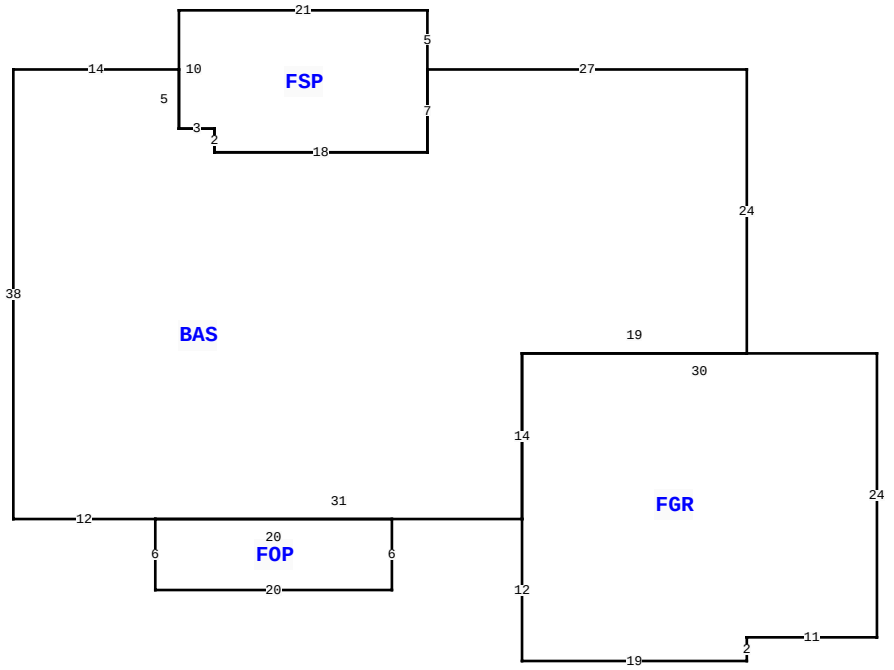
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	1,949	100		1,949	248,902
FGR	758	55		417	53,254
FOP	120	30		36	4,598
FSP	246	40		98	12,515
TOTALS	3,073			2,500	319,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,500	124.8324	137.32	343,300	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2009 Heated Area: 1949 HX Base Yr 2009



11582 SW TUSTENUGGEE AVE, FORT WHITE

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

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	0296	SHED METAL	0	100	10	16	160.00	UT	7.00	7.00	100	2006	2006	3	100	1,120	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0251	LEAN TO W/	0	100	18	30	540.00	UT	3.50	3.50	100	2017	2017	3	100	1,890	
8	0031	BARN,MT AE	0	100	28	30	840.00	UT	12.00	12.00	100	2017	2017	3	100	10,080	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		319,269
TOTAL MARKET OB/XF VALUE		15,890
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		400,159
SOH/AGL Deduction		142,082
ASSESSED VALUE		258,077
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		201,666
TOTAL JUST VALUE		400,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36617	SFR	1,055	04/23/2018
24529	M H	366	05/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/1673	10/15/2004	WD	Q	V		28,000
GRANTOR: ISENBERG						
GRANTEE: FERRANTE						
0904/0461	6/01/2000	WD	Q	V		23,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: HOMER & KAREN ISENB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N5 W21 S10 E3 S2 E18 N7$ S7 W18 N2 W3 N5 W14 S38 E12 FOP= S6 E20 N6 W20$ E31 FGR= S12 E19 N2 E11 N24 W30 S14$ N14 E19 N24$.

LAND DESCRIPTION

TOTAL OB/XF 15,890

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	0100	C	SFR	100		A-1	319.00	683.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/01/2019 BY ME Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS