

COMM SW COR OF NW 1/4, RUN E 519  
 THENCE N 667.27 FT, E 326.40 FT,  
 W 326.40 FT TO POB.

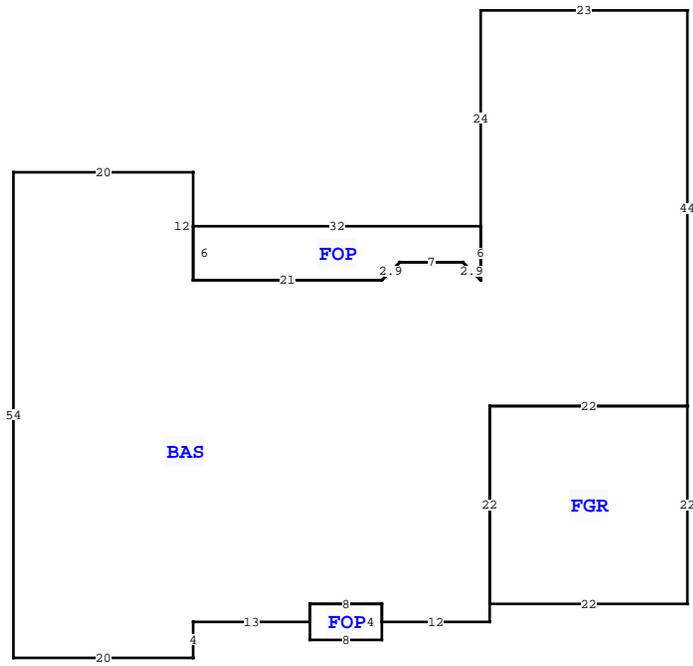
PERALLON OMAR RAMON/PERALLON GIOVANNA  
 111103 SW TUSTENUGGEE AVE  
 FORT WHITE, FL 32038

**2026**

08-6S-17-09625-007

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	15	HARDTILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 100	0 100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	8617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,334	100		3,334	339,269
FGR	484	55		266	27,069
FOP	32	30		10	1,017
FOP	174	30		52	5,292
TOTALS	4,024			3,662	372,646

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,662	110.2000	125.63	460,057	2006	2006	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2024 Heated Area: 3334 HX Base Yr 2024												



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			372,646
TOTAL MARKET OB/XF VALUE			8,150
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			445,926
SOH/AGL Deduction			247,784
ASSESSED VALUE			198,142
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			146,731
TOTAL JUST VALUE			445,926
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			429,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049855	Electrical Servic	0	05/20/2024
000048675	Roof Replacement	26,000	11/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1387	12/08/2023	WD Q	Q	I	01	479,000
GRANTOR: KERCE JOHN MATTHEW						
GRANTEE: PERALLON OMAR RAMON						
1393/0399	8/12/2019	WD U	U	I	18	260,000
GRANTOR: UNITED STATES OF AMER						
GRANTEE: JOHN MATTHEW & SHEL						

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	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	50	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	2,700	
3	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

BUILDING NOTES			
11103 SW TUSTENUGGEE AVE, FORT WHITE			
BLD DATE		LGL DATE	05/06/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING DIMENSIONS			
BAS= W23 S24 FOP= W32 S6 E21 R2 U2 E7 D2 R2 N6\$ S6 L2 U2 W7 D2 L2 W21 N12 W20 S54 E20 N4 E13 FOP= S2 E8 N4 W8 S2\$ N2 E8 S2 E12 N2 FGR= E22 N22 W22 S22\$ N22 E22 N44\$.			

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	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130								