

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.

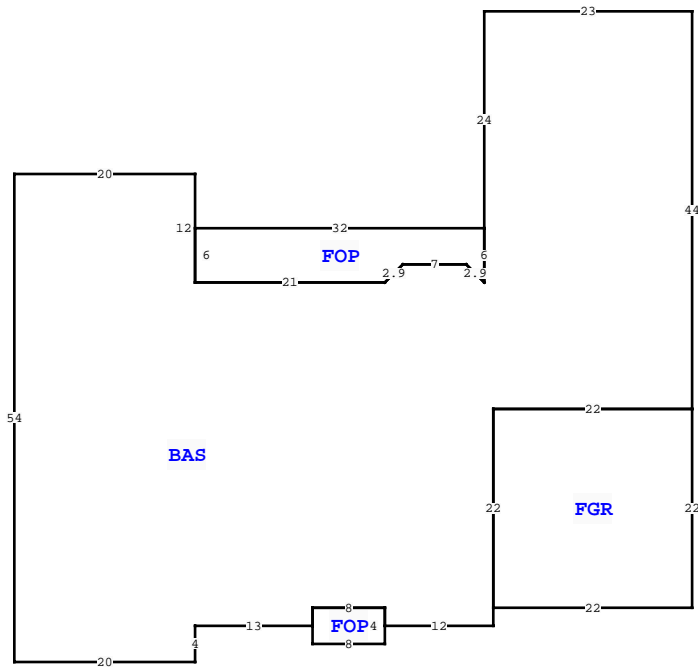
PERALLON OMAR RAMON/PERALLON GIOVANNA
 111103 SW TUSTENUGGEE AVE
 FORT WHITE, FL 32038

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
BAS	3,334	100	
FGR	484	55	
FOP	32	30	
FOP	174	30	
TOTALS	4,024		

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	123.42	451,964	2006	2006	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2024 Heated Area: 3334 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			366,091
TOTAL MARKET OB/XF VALUE			8,150
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			439,371
SOH/AGL Deduction			241,229
ASSESSED VALUE			198,142
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			146,731
TOTAL JUST VALUE			439,371
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								