

LOT 2 TUSTENUGGEE HILLS S/D.  
697-643, CT 829-1072, 897-662, D

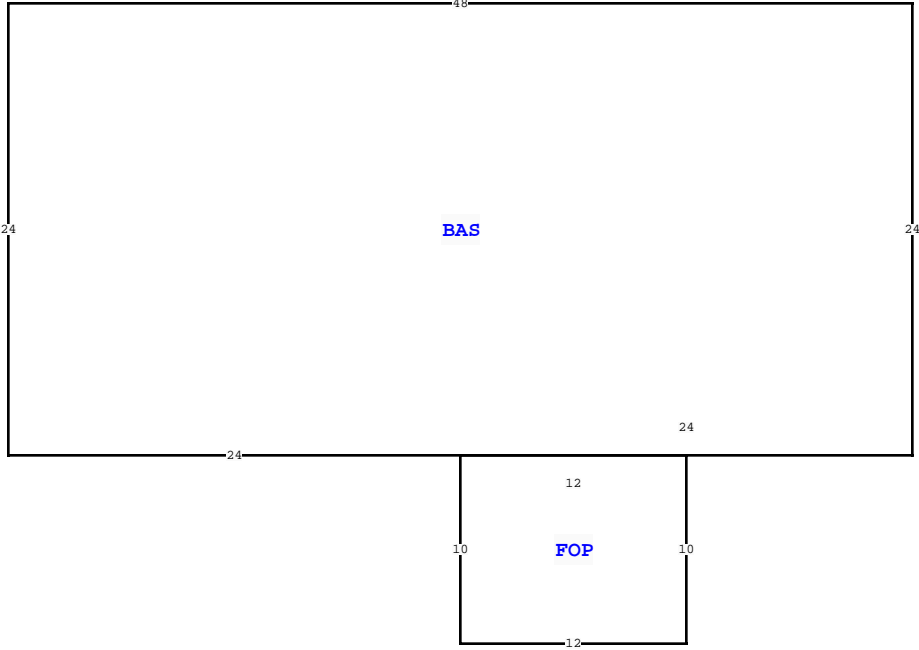
SERRANO-PRUSINSKI VANITY  
267 SW NEWTON CIR  
FORT WHITE, FL 32038

**2026**

08-6S-17-09626-102  
[Barcode]

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	8617.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	69,031
FOP	120	35		42	2,517
TOTALS	1,272			1,194	71,547

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2023	Heated Area: 1152		HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			71,547
TOTAL MARKET OB/XF VALUE			9,800
TOTAL LAND VALUE - MARKET			52,260
TOTAL MARKET VALUE			133,607
SOH/AGL Deduction			21,957
ASSESSED VALUE			111,650
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			60,239
TOTAL JUST VALUE			133,607
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,547
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18028	M H	125	03/08/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/1666	4/19/2022	WD U		I	30	135,000
GRANTOR: PRUSINSKI GERALD G SR						
GRANTEE: SERRANO-PRUSINSKI V						
0897/0662	2/16/2000	WD U	V		08	12,600
GRANTOR: STOKES-NASSAU						
GRANTEE: PRUSINSKI 'S						

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		1.00	UT 0.00	100	2001	2001	3	100	1,000	
2	0296	SHED METAL	0	100	10	12		120.00	UT 5.00	100	2001	2001	3	100	600	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	300	
5	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	400	
6	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	300	
7	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION																								
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		00	0.00	0.00	4.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,260							

TOTAL OB/XF																								
												9,800												