LOT 17 TUSTENUGGEE HILLS S/D.
699-31, 740-666, 762-709, 762-21

COLLAZO CAROLYN LEILANI/COLLAZO JOSEPH DAMIEN CHIN
PO BOX 84
FORT WHITE, FL 32038

2027

08-6S-17-09626-117

BUILDING CHARACTERISTICS

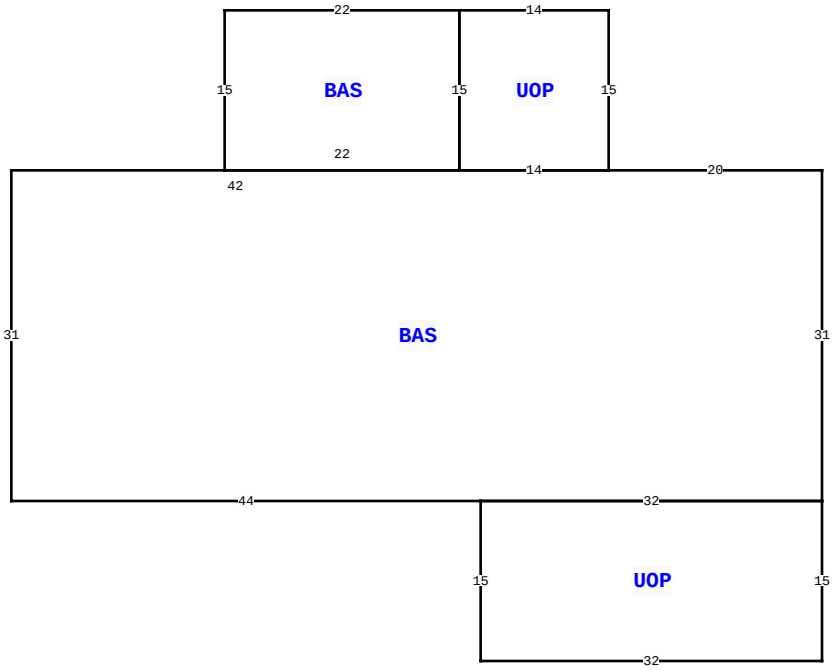
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	330	100		330	19,902
BAS	2,356	100		2,356	142,084
UOP	210	25		52	3,136
UOP	480	25		120	7,237
TOTALS	3,376			2,858	172,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,858	117.9000	109.65	313,380	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2007 Heated Area: 2686 HX Base Yr 2007



195 SW TREE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	172,359
TOTAL MARKET OB/XF VALUE	16,216
TOTAL LAND VALUE - MARKET	60,762
TOTAL MARKET VALUE	249,337
SOH/AGL Deduction	127,660
ASSESSED VALUE	121,677
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	65,266
TOTAL JUST VALUE	249,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056746	Electrical Servic		10/09/2026
000053027	Generator		05/06/2025
000051747	Roof Replacement	22,100	12/09/2024
17082	M H	125	06/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1080/0395	4/06/2006	WD	U	V	08	31,500
GRANTOR: SYLVIA MALAVE						
GRANTEE: CAROLYN, JOSEPH & C						
0762/0709	5/26/1992	WD	Q	V	04	15,272
GRANTOR: STOKES-NASSAU						
GRANTEE: MALAVE SYLVIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N15 W14 S15 E14$ W14 BAS= N15 W22 S15 E22$ W42 S31 E44 UOP= S15 E32 N15 W32$ E32 N31$.

LAND DESCRIPTION

TOTAL OB/XF 16,216

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		00	0.00	0.00	4.92	AC		1.00	1.00	0.95	13,000.00	12,350.00	60,762							

REVIEW DATE 11/02/2026 BY Nick Total Acres: 4.92 Total Land Value: 60,762 Market: 0 Agricultural: 0 Common: 60,762 PRINTED 11/16/2026 BY SYS