

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

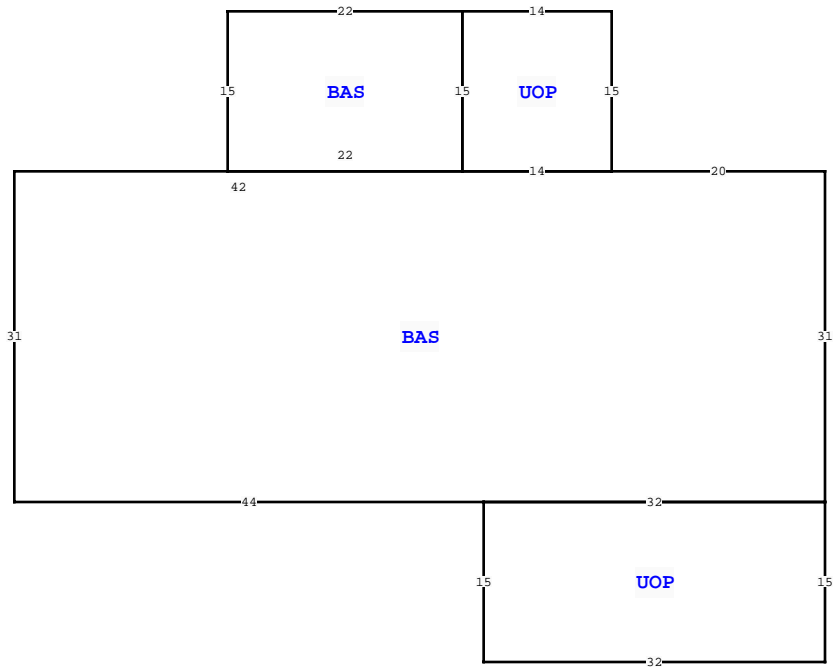
COLLAZO CAROLYN LEILANI/COLLAZO JOSEPH DAMIEN CHIN
PO BOX 84
FORT WHITE, FL 32038

2026

08-6S-17-09626-117

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN 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
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2007	Heated Area: 2686		HX Base Yr 2007				



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	20,116
BAS	2,356	100		2,356	143,613
UOP	210	25		52	3,170
UOP	480	25		120	7,315
TOTALS	3,376			2,858	174,214

195 SW TREE CT, FORT WHITE

BLD DATE	LGL DATE	05/06/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	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	

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	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			174,214
TOTAL MARKET OB/XF VALUE			16,216
TOTAL LAND VALUE - MARKET			60,762
TOTAL MARKET VALUE			251,192
SOH/AGL Deduction			133,059
ASSESSED VALUE			118,133
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			61,722
TOTAL JUST VALUE			251,192
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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\$.