

LOT 42 TUSTENUGGEE HILLS S/D.
697-639, 749-2084, 829-368, 839-

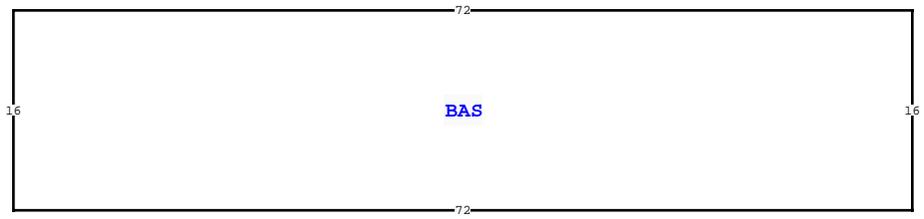
SKLYAREVSKY IRINA
2940 WEST 5TH
BROOKLYN, NY 11224

2026

08-6S-17-09626-142

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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	2 100
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		
0800	02	1,152	112.9000	67.74	78,036	2004	2004	0	0	57.00	43.00		
2 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr													



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	33,555
TOTALS	1,152			1,152	33,555

11303 SW TUSTENUGGEE AVE, 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	0	10	14	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
2	0060	CARPORT F	0	0	22	25	550.00	UT	5.00	5.00	50	2005	2005	3	50	1,375	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION TOTAL OB/XF 9,525

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	0		00	0.00	0.00	4.85	AC		1.00	1.00	0.75	13,000.00	9,750.00	47,288							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			33,555
TOTAL MARKET OB/XF VALUE			9,525
TOTAL LAND VALUE - MARKET			47,288
TOTAL MARKET VALUE			90,368
SOH/AGL Deduction			0
ASSESSED VALUE			90,368
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,368
TOTAL JUST VALUE			90,368
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,577
PRMT:3:1: TRVL TRL			
PRMT:2:1: ALUMINUM CARPORT			
SALE:2:1: LOT 42, TUSTENUGGEE HILLS			
BLDG:1:1: REDM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22762	M H	250	02/01/2005
14895	M H	75	12/01/1998
13141	ADDN SFR	50	10/07/1997
13036	REMODEL	60	09/09/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/198	2/27/2026	WD Q	Q	I	01	55,000
GRANTOR: BAILEY CHRISTOPHER						
GRANTEE: SKLYAREVSKY IRINA						
1315/0864	4/27/2016	WD Q	Q	I	01	47,900
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: CHRISTOPHER & HEATH						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W72 S16 E72 N16\$.