

COMM SW COR OF NW1/4 OF SW1/4,
 RUN E 40 FT TO E R/W CR-131
 FOR POB, RUN N 175.5 FT, E

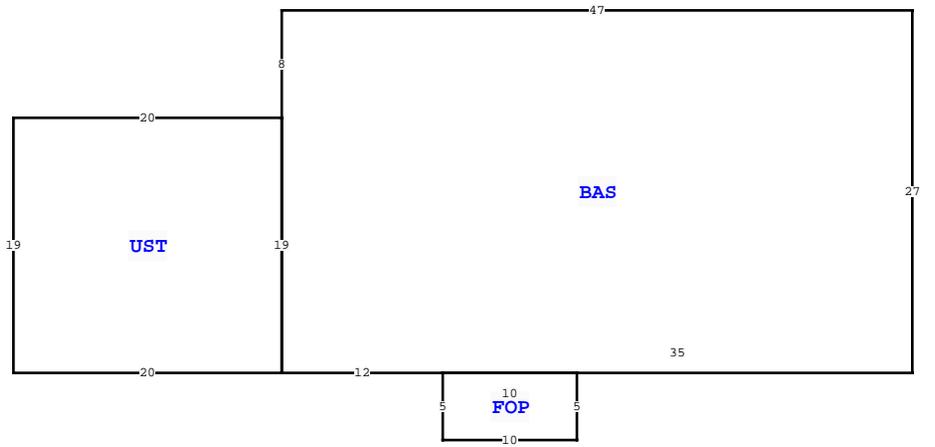
NUNEZ CARLOS JOEL MEJIA/ALVAREZ GLADIS YESENIA GRA
 12407 SW TUSTENUGGEE AVE
 FORT WHITE, FL 32038

2026

17-6S-17-09690-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
Frame		N/A	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,269	100	
FOP	50	30	
UST	380	45	
TOTALS	1,699		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0									Heated Area: 1269 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			114,416
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			132,416
SOH/AGL Deduction			0
ASSESSED VALUE			132,416
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			132,416
TOTAL JUST VALUE			132,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			128,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0433	10/02/2017	QC	U	I	11	100
GRANTOR: MARIA CABRERA						
GRANTEE: CARLOS JOEL NUNEZ &						
1305/0786	12/01/2015	WD	Q	I	01	75,000
GRANTOR: JIMMY C WOOD						
GRANTEE: MARIA CABRERA						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W47 S8 UST= W20 S19 E20 N19\$ S19 E12 FOP= S5E10 N5 W10\$ E35 N27\$.													

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							