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

2027

17-6S-17-09690-004

BUILDING CHARACTERISTICS

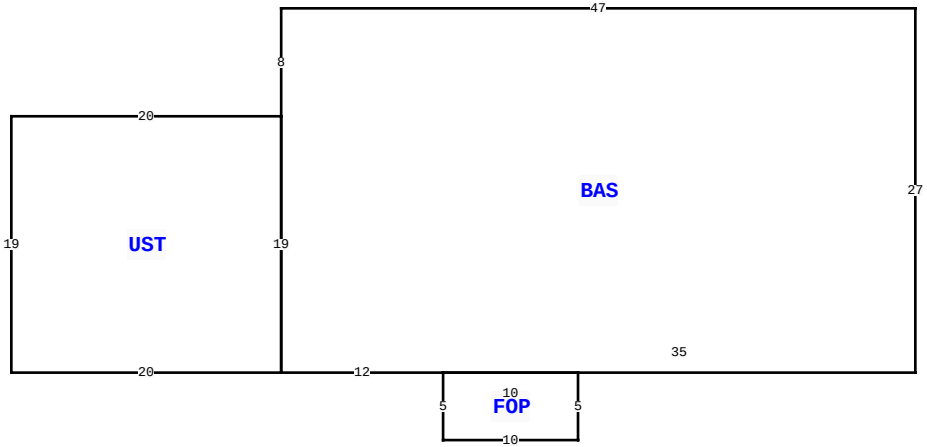
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100		1,269	96,288
FOP	50	30		15	1,138
UST	380	45		171	12,975
TOTALS	1,699			1,455	110,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,455	104.2470	114.67	166,845	1992	1992	0	0	0	33.83	66.17

1 SINGLE FAM 0% - 0 Heated Area: 1269 HX Base Yr



12407 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,401
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	128,401
SOH/AGL Deduction	0
ASSESSED VALUE	128,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,401
TOTAL JUST VALUE	128,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,414

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						

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 0

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	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							

REVIEW DATE 10/11/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS