

COMM SW COR OF SW1/4 OF SW1/4, R
TO E R/W CR-131, N ALONG R/W 121
POB, CONT N 105.28 FT TO N LINE

LANGFORD NICHOLAS
12427 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

17-6S-17-09692-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
	Units	0	100		
02	Condition Adj	02	100		
	Quality	04	04		
	DOR CODE	0200	MOBILE HOME		
	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	1,800	100		1,800	146,647
TOTALS	1,800			1,800	146,647

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,800	97.3845	91.54	164,772	2019	2019	0	0	11.00	89.00	
2 MANUF 1		100% - 2025		Heated Area: 1800			HX Base Yr 2025					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 60 60 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
12427 SW TUSTENUGGEE AVE, FORT WHITE				BLD DATE		LGL DATE		05/06/2026	MLU			
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		146,647	
TOTAL MARKET OB/XF VALUE		7,400	
TOTAL LAND VALUE - MARKET		32,960	
TOTAL MARKET VALUE		187,007	
SOH/AGL Deduction		0	
ASSESSED VALUE		187,007	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		130,596	
TOTAL JUST VALUE		187,007	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,183	
XFOB:1:1: PALM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
39224	M H	0	01/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/851	6/10/2024	WD	Q	I	01	195,000
GRANTOR: CHUPP BRET A						
GRANTEE: LANGFORD NICHOLAS						
1500/935	10/02/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RICHA						
GRANTEE: CHUPP BRET A						

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	0261	PRCH, UOP	0	100	0	0			0.00	100	2017	2017	3	100	400	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S30 E60 N30\$.

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		A-1	0.00	0.00	2.06	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,960								