

COMM SW COR, E 40 FT TO E R/W CR
R/W 430.75 FT FOR POB, CONT N 43
618.55 FT, S 434.40 FT, W 618.04

DUKES RICKEY/DUKES NANCY
12563 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

17-6S-17-09692-002
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ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL SID	100			
Roof Structur	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			
Stories	1.	1.	100			
Architectual Units	01	CONV	100	0	100	
Quality	05	05				
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	165,322	
UOP	192	25	2026	48	4,408	
UOP	192	25	2026	48	4,408	
TOTALS	2,184			1,896	174,140	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2026							
					Heated Area: 1800		HX Base Yr 2026				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			174,140
TOTAL MARKET OB/XF VALUE			27,700
TOTAL LAND VALUE - MARKET			73,680
TOTAL MARKET VALUE			275,520
SOH/AGL Deduction			83,282
ASSESSED VALUE			192,238
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			140,827
TOTAL JUST VALUE			275,520
NCON VALUE			29,517
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			234,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35280	M H	532	05/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1951	11/07/2025	WD	Q	I	01	330,000
GRANTOR: BARRANTI DONNA JEAN						
GRANTEE: DUKES RICKEY						
1328/0209	12/27/2016	WD	U	V	12	27,000
GRANTOR: CAPITAL RESOURCES FIN						
GRANTEE: MICHAEL SALVADOR &						

EXTRA FEATURES															BLD DATE		LGL DATE	
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	INC DATE	AG DATE
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000			
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2026	2025		100	1,200			
3	0030	BARN, MT	0	100	40	25	1,000.00	UT	15.00	100	2026	2025		100	15,000			
4	0070	CARPORT UF	0	100	36	25	900.00	UT	5.00	100	2026	2025		100	4,500			
															12563 SW TUSTENUGGEE AVE, FORT WHITE		05/06/2026 MLU	

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W60 S30 E60 N30 \$														
UOP=[YR=2026;ORIG=-30,0] N12 E16 S12 W16 \$														
UOP=[YR=2026;ORIG=-13,30] S8 W24 N8 E24 \$														

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	6.14	AC		1.00	1.00	1.00	12,000.00	12,000.00	73,680							