

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		
Architectural 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	161,890
UOP	192	25	2026	48	4,317
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TOTALS	2,184			1,896	170,524

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				

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			170,524
TOTAL MARKET OB/XF VALUE			27,700
TOTAL LAND VALUE - MARKET			73,680
TOTAL MARKET VALUE			271,904
SOH/AGL Deduction			83,282
ASSESSED VALUE			188,622
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			137,211
TOTAL JUST VALUE			271,904
NCON VALUE			29,334
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																
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	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	

LAND DESCRIPTION																								
TOTAL OB/XF 27,700																								
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							