

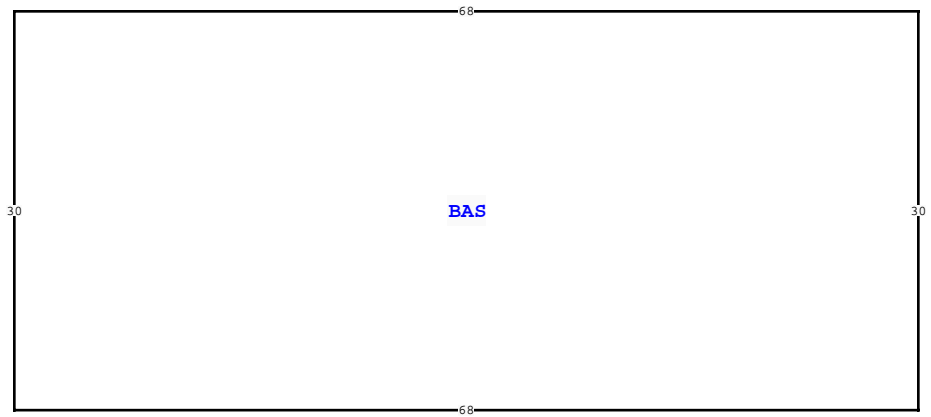
COMM SW COR OF NW1/4 OF NW1/4  
OF NW1/4, RUN E 40.31 FT TO  
POB, N 466.69 FT, E 466.70 FT,

LITES CHRISTOPHER JORDAN/LITES MARGUERITE  
11723 SW TUSTENUGGEE AVE  
FORT WHITE, FL 32038

**2026**

17-6S-17-09694-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Units		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
BAS	2,040	100	
TOTALS	2,040		205,095

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2021	Heated Area: 2040			HX Base Yr				
												
BLD DATE		LGL DATE		03/25/2022	MLU							
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			205,095
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			232,095
SOH/AGL Deduction			0
ASSESSED VALUE			232,095
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			232,095
TOTAL JUST VALUE			232,095
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39058	M H	0	12/19/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/2661	1/16/2020	WD	U	V	11	100
GRANTOR: CHRISTOPHER JORDAN LI						
GRANTEE: CHRISTOPHER JORDAN						
1403/2660	1/16/2020	WD	U	V	11	100
GRANTOR: GARRY J & DEBRA N LIT						
GRANTEE: CHRISTOPHER JORDAN						

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	0	0	0		7,000.00	7,000.00	100		3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W68 S30 E68 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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	20,000							