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

2027

17-6S-17-09694-002

BUILDING CHARACTERISTICS

ELEMENT	CD	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 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

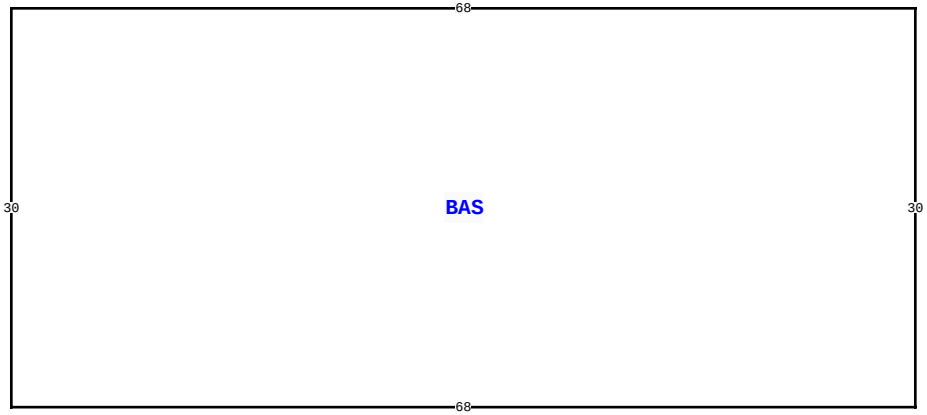
NEIGHBORHOOD/LOC 17617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	202,979
TOTALS	2,040			2,040	202,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,040	113.9000	109.34	223,054	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 0% - 2021 Heated Area: 2040 HX Base Yr



11781 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 03/25/2022 MLU
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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	202,979
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	229,979
SOH/AGL Deduction	0
ASSESSED VALUE	229,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,979
TOTAL JUST VALUE	229,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,095

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 01/30/2020 BY JB Total Acres: 5.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS