

LOT 14 TUSTENUGGEE PLANTATIONS U
 COMM NE COR, RUN W 1300.56 FT, S
 FOR POB, CONT S 662.15 FT, W 657

BARBER CHRISTOPHER D/BARBER GINGER L
 178 SW POINSETTA CT
 FORT WHITE, FL 32038

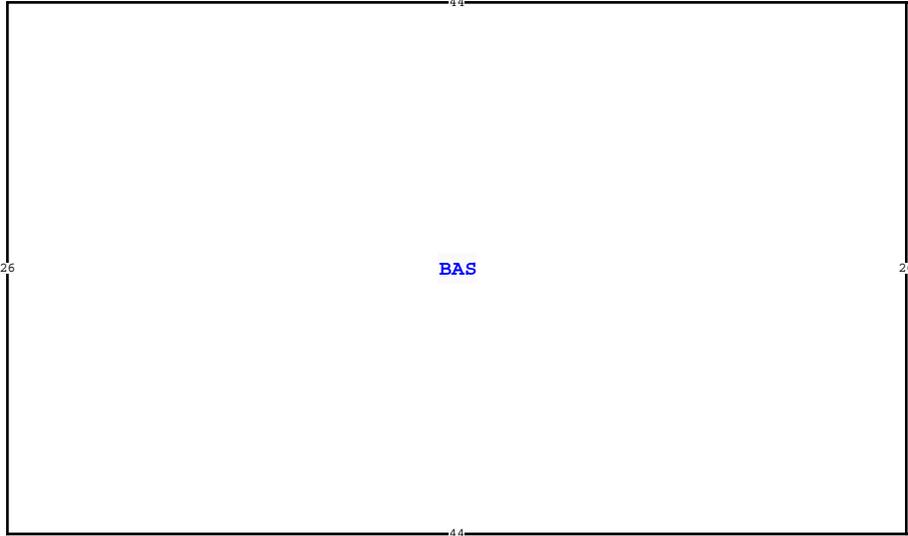
2026

18-6S-17-09696-114



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		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,144	100	
TOTALS	1,144		70,344

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MODULAR	2	100%	-	2021							
				Heated Area: 1144				HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			70,344
TOTAL MARKET OB/XF VALUE			13,800
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			194,144
SOH/AGL Deduction			69,123
ASSESSED VALUE			125,021
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			73,610
TOTAL JUST VALUE			194,144
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23021	M H	340	04/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/1049	4/23/2020	WD	Q	I	01	165,000
GRANTOR: RICHARD W NICHOLAS &						
GRANTEE: CHRISTOPHER D & GIN						
1329/0659	1/12/2017	WD	Q	I	01	105,000
GRANTOR: NICHOLAS E SVIR						
GRANTEE: RICHARD W NICHOLAS						

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	0166	CONC, PAVMT	0	100	0	0			0.00	100	0	0	3	100	500	
2	0081	DECKING WI	0	100	0	0			0.00	100	2016	2016	3	100	500	
3	0081	DECKING WI	0	100	0	0			0.00	100	2016	2016	3	100	500	
4	0070	CARPORT UF	0	100	0	0			0.00	100	2016	2016	3	100	300	
5	0210	GARAGE U	0	100	0	0			0.00	100	2017	2017	3	100	6,000	
6	0031	BARN, MT AE	0	100	0	0			0.00	100	2017	2017	3	100	6,000	

TOTAL OB/XF										13,800														
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	0201	C	MOD HOME	100					10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W44 S26 E44 N26\$.