

LOT 23 TUSTENUGGEE PLANTATIONS  
 UNIT 1 UNREC: COMM NE COR,  
 RUN W 1300.56 FT, S 1986.45

GARDNER ED/GARDNER CARMEN SANCHEZ  
 232 SW POINSETTA CT  
 FT WHITE, FL 32038

2026

18-6S-17-09696-123



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 Floor	14	CARPET	90
Interior Floor	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
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18617.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		137,112

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% - 2007		249,295	2003	2003	0	0	45.00	55.00
				Heated Area: 2280			HX Base Yr 2007				

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		137,112	
TOTAL MARKET OB/XF VALUE		15,500	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		262,612	
SOH/AGL Deduction		134,891	
ASSESSED VALUE		127,721	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		76,310	
TOTAL JUST VALUE		262,612	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,066	
SALE: 2:1: JTWR5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051486	Generator	0	11/13/2024
20606	M H	125	04/15/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1071/0197	1/12/2006	WD Q	Q	I		168,000
GRANTOR: GEORGE GAY, DAMARIS C						
GRANTEE: ED GARDNER AND CARM						
0984/0751	5/07/2003	WD Q	Q	V	06	14,400
GRANTOR: GEORGE GAY & DAMARIS						
GRANTEE: GEORGE GAY, DAMARIS						

EXTRA FEATURES		232 SW POINSETTA CT, FORT WHITE														
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2003	2003	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	400	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2026	2025		95	5,700	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W76 S30 E76 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	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							