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

2027

18-6S-17-09696-123

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
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

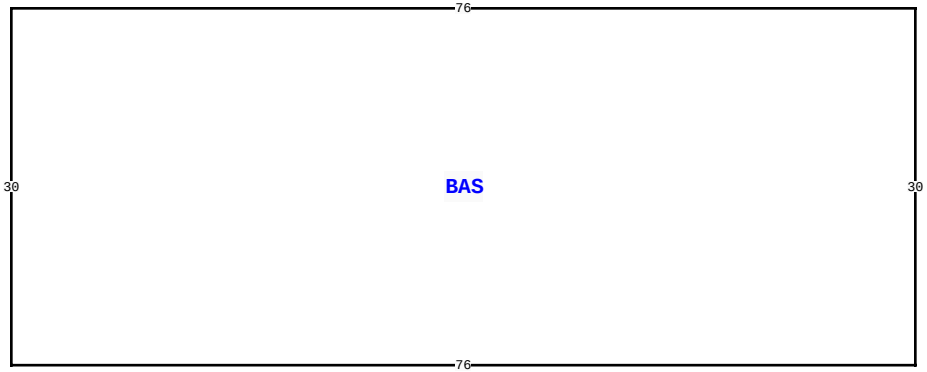
NEIGHBORHOOD/LOC 18617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	132,836
TOTALS	2,280			2,280	132,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 2280 HX Base Yr 2007



232 SW POINSETTA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,836
TOTAL MARKET OB/XF VALUE		15,500
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		258,336
SOH/AGL Deduction		126,783
ASSESSED VALUE		131,553
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,142
TOTAL JUST VALUE		258,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,766

SALE:2:1: JTWRS

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	I		168,000
GRANTOR: GEORGE GAY, DAMARIS C						
GRANTEE: ED GARDNER AND CARM						
0984/0751	5/07/2003	WD	Q	V	06	14,400
GRANTOR: GEORGE GAY & DAMARIS						
GRANTEE: GEORGE GAY, DAMARIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 15,500

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	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 03/24/2026 BY robin Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/16/2026 BY SYS