LOT 15 TUSTENUGGEE RIDGE FIRST ADDITION. WD 1004-548.

MARTINEZ MARTIN J/MARTINEZ DINORA D
11702 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

18-6S-17-09696-215

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 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	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

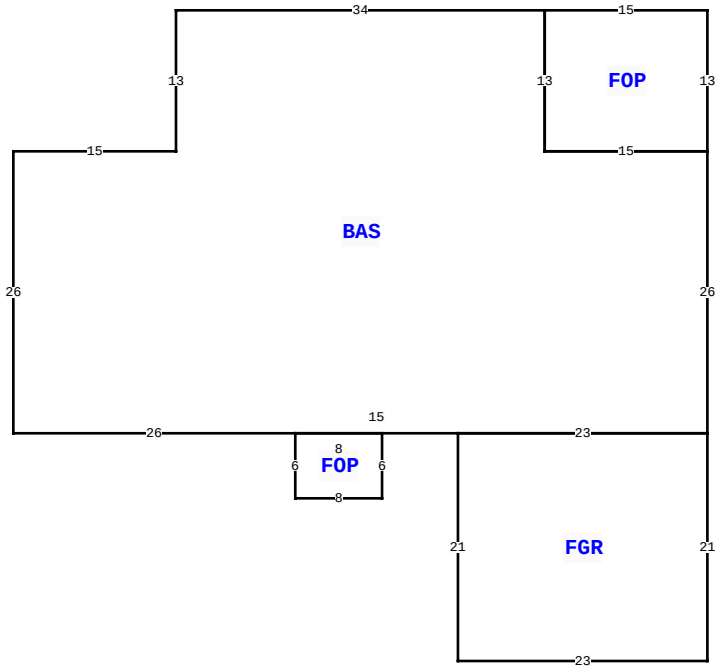
NEIGHBORHOOD/LOC 18617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,106	100		2,106	215,301
FGR	483	55		266	27,194
FOP	48	30		14	1,431
FOP	195	30		58	5,930
TOTALS	2,832			2,444	249,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,444	116.1741	127.79	312,319	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2106 HX Base Yr 2006



11704 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/07/2026 MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		249,855
TOTAL MARKET OB/XF VALUE		7,155
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		322,010
SOH/AGL Deduction		106,316
ASSESSED VALUE		215,694
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,283
TOTAL JUST VALUE		322,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042955	Mobile Home		10/13/2021
22405	SFR	626	10/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1004/0548	10/01/2003	WD	Q	V		28,000

GRANTOR: COLUMBIA PLANTATION C

GRANTEE: MARTIN J & DINORA D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N13 W34 S13 W15 S26 E26 FOP= S6 E8 N6 W8$ E15 FGR= S21 E23 N21 W23$ E23 N26$ FOP= N13 W15 S13 E15$.

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	0166	CONC,PAVMT	0	100	17	22	374.00	UT	2.50	2.50	100	2005	2005	3	100	935	
2	0040	BARN,POLE	0	100	14	20	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	100	20	34	680.00	UT	1.50	1.50	100	2013	2013	3	100	1,020	
5	0040	BARN,POLE	0	100	20	30	600.00	UT	2.50	2.50	100	2013	2013	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 7,155

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/26/2021 BY JB Total Acres: 6.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS