

COMM NW COR OF SE1/4, RUN S
30 FT TO S R/W CUMORAH HILL
RD, RUN E 1720.54 FT TO POB,

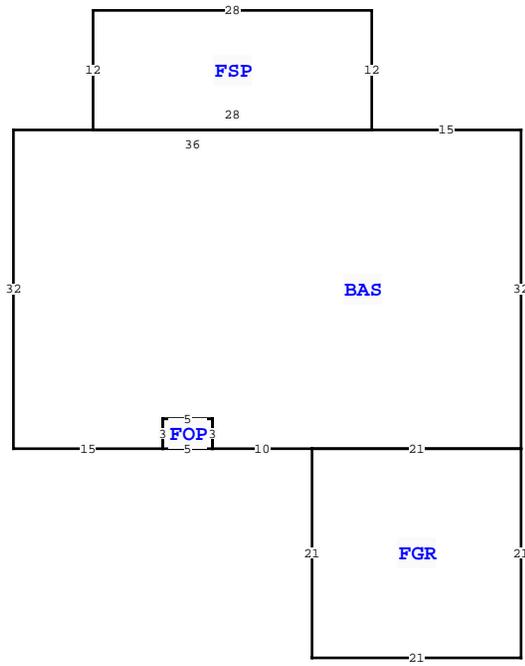
CHRISTOPHEL FREDERICK D/CHRISTOPHEL SUSAN M
13240 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

19-6S-17-09698-017

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,617	100	
FGR	441	55	
FOP	15	30	
FSP	336	40	
TOTALS	2,409		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2000								
Heated Area: 1617						HX Base Yr 2000					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		175,026	
TOTAL MARKET OB/XF VALUE		14,484	
TOTAL LAND VALUE - MARKET		114,400	
TOTAL MARKET VALUE		303,910	
SOH/AGL Deduction		127,282	
ASSESSED VALUE		176,628	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		125,217	
TOTAL JUST VALUE		303,910	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,037	
XFOB:2:3: DEFINATELY ON THIS PROPERTY.			
XFOB:1:1: PINE MH			
BLDG:1:1: PINE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054500	Roof Replacement	12,865	11/17/2025
18447	PUMP/UTPOL	30	06/26/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/1902	4/28/1999	WD	Q	I		133,000
GRANTOR: SKIPPER						
GRANTEE: CHRISTOPHEL						
0640/0617	12/30/1987	AD	U	V		16,500
GRANTOR: BEARDSLEY DANIEL W						
GRANTEE: SKIPPER JIMMY &						

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	0021	BARN,FR AE	0	100	0	0	1,728.00	UT	3.00	3.00	100	0	0	3	100	5,184	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
TOTALS															14,484		

LAND DESCRIPTION																								
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	0100	C	SFR	100		A-1	0.00	0.00	10.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,400							