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

2027

19-6S-17-09698-017

BUILDING CHARACTERISTICS

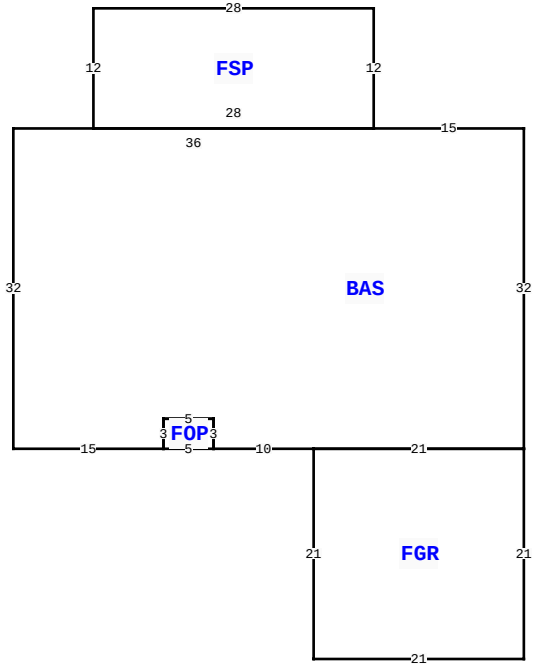
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100		1,617	136,689
FGR	441	55		243	20,541
FOP	15	30		4	338
FSP	336	40		134	11,328
TOTALS	2,409			1,998	168,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,998	118.2236	130.05	259,840	1996	1996	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2000 Heated Area: 1617 HX Base Yr 2000



13240 SW TUSTENUGGEE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	168,896
TOTAL MARKET OB/XF VALUE	14,484
TOTAL LAND VALUE - MARKET	114,400
TOTAL MARKET VALUE	297,780
SOH/AGL Deduction	115,666
ASSESSED VALUE	182,114
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	130,703
TOTAL JUST VALUE	297,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,845

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 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W28 S12 E28$ W36 S32 E15 FOP= E5 N3 W5 S3$ N3 E5 S3 E10 FGR= S21 E21 N21 W21$ E21 N32$.

LAND DESCRIPTION

TOTAL OB/XF 14,484

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	10.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,400							

REVIEW DATE 10/18/2017 BY BC Total Acres: 10.40 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 11/16/2026 BY SYS