

BEG NE COR OF SE1/4 OF SE1/4,
 RUN S 352.25 FT, W 266.56 FT
 TO E R/W CR-131, RUN N ALONG

MOORE CHARLES RAY/BOCKER SHARON RENEE
 13467 SW TUSTENUGGEE AVE
 FORT WHITE, FL 32038-8821

2026

19-6S-17-09699-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	2,341	100	
FGR	780	55	
FOP	126	30	
TOTALS	3,247		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1		SINGLE FAM	100%	- 2022	Heated Area: 2341							HX Base Yr 2022
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				275,597		
TOTAL MARKET OB/XF VALUE				18,010		
TOTAL LAND VALUE - MARKET				32,000		
TOTAL MARKET VALUE				325,607		
SOH/AGL Deduction				45,183		
ASSESSED VALUE				280,424		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				229,013		
TOTAL JUST VALUE				325,607		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				320,639		
SALE:1:1: (THE FREDDIE EPPS HOUSE)						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/1856	4/09/2020	WD	Q	I	01	259,900
GRANTOR: ANDREW J & ANNETTE MA						
GRANTEE: CHARLES RAY MOORE &						
0773/0512	4/06/1993	WD	U	I	11	81,100
GRANTOR: TITF						
GRANTEE: ANDREW MAHONEY						

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	0166	CONC, PAVMT	0	100	12	20	1.00	UT	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	100	18	32	576.00	UT	10.00	100	0	0	3	100	5,760	
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	1,150	
5	0030	BARN, MT	0	100	20	32	640.00	UT	15.00	100	2019	2019	3	100	9,600	

13467 SW TUSTENUGGEE AVE, FORT WHITE													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	05/06/2026
													INC DATE		AG DATE	MLU

BUILDING NOTES			
NULL			
BUILDING DIMENSIONS			
NULL			

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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000								