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

2027

19-6S-17-09699-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,341	100		2,341	221,700
FGR	780	55		429	40,627
FOP	126	30		38	3,599
TOTALS	3,247			2,808	265,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,808	122.9900	135.29	379,894	1986	1995	0	0	0	30.00	70.00

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.

13467 SW TUSTENUGGEE AVE, 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	0166	CONC,PAVMT	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	100	18	32	576.00	UT	10.00	10.00	100	0	0	3	100	5,760	
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
5	0030	BARN,MT	0	100	20	32	640.00	UT	15.00	15.00	100	2019	2019	3	100	9,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		265,926
TOTAL MARKET OB/XF VALUE		18,010
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		315,936
SOH/AGL Deduction		27,099
ASSESSED VALUE		288,837
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		237,426
TOTAL JUST VALUE		315,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,771

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: TIITF						
GRANTEE: ANDREW MAHONEY						

BUILDING NOTES

BUILDING DIMENSIONS

NULL

LAND DESCRIPTION

TOTAL OB/XF 18,010

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 10/19/2017 BY BC Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS