COMM NW COR OF N1/2 OF NE1/4 OF
RUN S 100 FT E 319.92 FT FOR POB
FT, S 82 DEG E 349.48 FT, S 616.

SHELTON RICKEY DEAN/SHELTON TRACI HAYDON
13626 SW TUSTENUGGEE AVE
FT WHITE, FL 32038

2027

19-6S-17-09699-005

BUILDING CHARACTERISTICS

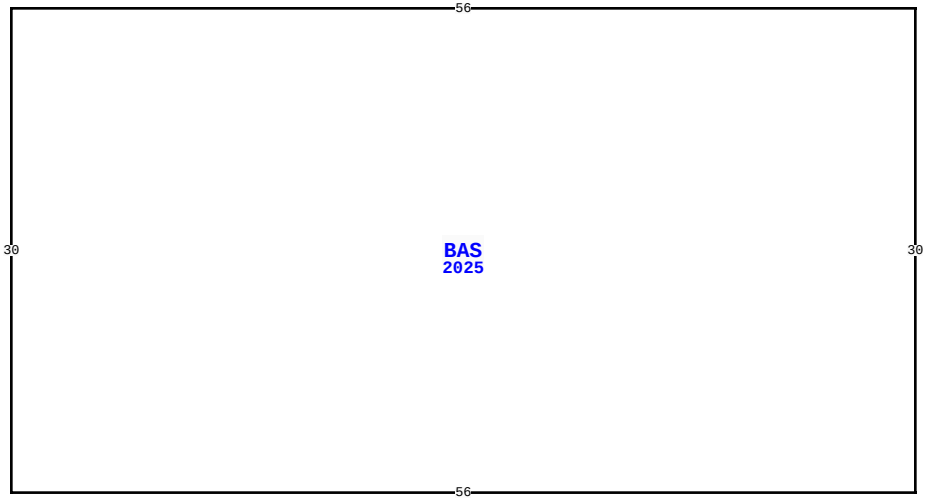
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,680	100	2025	1,680	179,392
TOTALS	1,680			1,680	179,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,680	113.5000	108.96	183,053	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 100% - 2025 Heated Area: 1680 HX Base Yr 2025



13626 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,392
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		66,040
TOTAL MARKET VALUE		252,432
SOH/AGL Deduction		115,416
ASSESSED VALUE		137,016
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,605
TOTAL JUST VALUE		252,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049602	Mobile Home		04/11/2024
000049262	RV - Recreational		02/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2104	1/19/2024	WD	Q	V	01	100,000
GRANTOR: SIERRA MARY IVONNE						
GRANTEE: SHELTON RICKEY DEAN						
1438/929	4/30/2021	WD	Q	V	01	45,000
GRANTOR: HOLL-ANNILLO JOANN						
GRANTEE: SIERRA MARY IVONNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,11] E56 S30 W56 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.08	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,040							

REVIEW DATE 07/31/2024 BY JB Total Acres: 5.08 Total Land Value: 66,040 Market: 0 Agricultural: 0 Common: 66,040 PRINTED 11/17/2026 BY SYS