LOT 2 THE MEADOWS OF TUSKENOOGEE
863-2123, WD 1139-2101, DC 1512-

STOINOFF NANCY C
14669 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

30-6S-17-09807-101

BUILDING CHARACTERISTICS

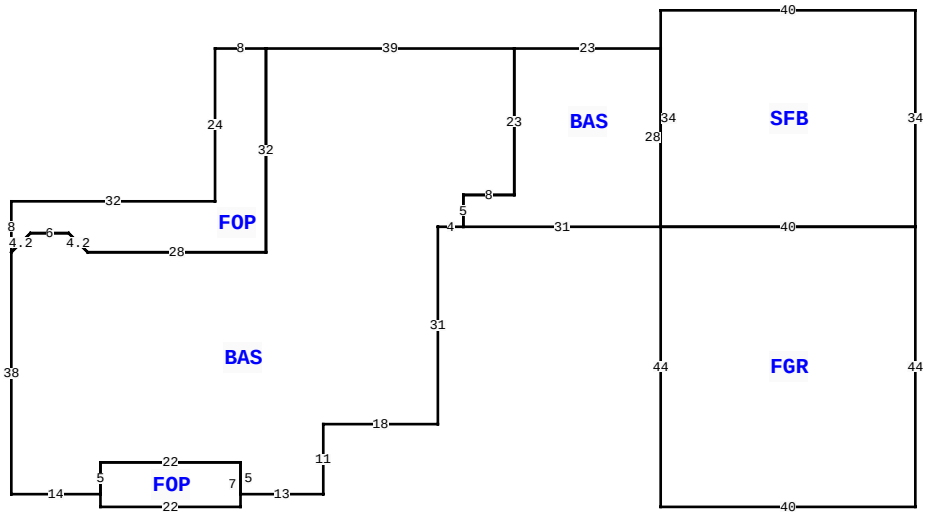
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	29617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100		684	66,872
BAS	3,425	100		3,425	334,850
FGR	1,760	55		968	94,638
FOP	154	30		46	4,497
FOP	485	30		146	14,274
SFB	1,360	80		1,088	106,370
TOTALS	7,868			6,357	621,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,357	116.9432	128.64	817,764	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2022 Heated Area: 5469 HX Base Yr 2022



14669 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0	0	3,286.00	UT	3.00	3.00	100	2001	2001	3	100	9,858	
2	0280	POOL R/CON	0	100	20	39	780.00	UT	70.00	70.00	100	2001	2001	3	40	21,840	
3	0120	CLFENCE 4	0	100	0	0	70.00	UT	2.50	2.50	100	2001	2001	3	100	175	

LAND DESCRIPTION

TOTAL OB/XF 31,873

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/27/2019 BY HC Total Acres: 5.14 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		621,501
TOTAL MARKET OB/XF VALUE		31,873
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		718,374
SOH/AGL Deduction		180,797
ASSESSED VALUE		537,577
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		481,166
TOTAL JUST VALUE		718,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		729,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042476	Roof Replacement	48,731	09/02/2021
27008	GARAGE	456	05/14/2008
18035	POOL	125	03/09/2001
17788	SFR	572	01/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1063	7/13/2024	LE	U	I	14	100
GRANTOR: STOINOFF NANCY C						
GRANTEE: STOINOFF NANCY C (E						
1139/2101	12/27/2007	WD	Q	I		435,000
GRANTOR: CUTCHIN						
GRANTEE: RICHARD W & NANCY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FOP= W8 S24 W32 S8 R3 U3 E6 D3 R3 E28 N32$ S32 W28 L3 U3 W6 D3 L3 S38 E14 FOP= S2 E22 N7 W22 S5$ N5 E22 S5 E13 N11 E18 N31 E4 BAS= E31 FGR= S44 E40 N44 W40$ SFB= E40 N34 W40 S34$ N28 W23 S23 W8 S5$N5 E8 N23$.