

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

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

2026

30-6S-17-09807-101
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	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
BAS	684	100	
BAS	3,425	100	
FGR	1,760	55	
FOP	154	30	
FOP	485	30	
SFB	1,360	80	
TOTALS	7,868		

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: 5469						HX Base Yr 2022					
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/07/2026	MLU							
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		632,806	
TOTAL MARKET OB/XF VALUE		31,873	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		729,679	
SOH/AGL Deduction		207,760	
ASSESSED VALUE		521,919	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		465,508	
TOTAL JUST VALUE		729,679	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		728,006	

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						

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	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	UT	70.00	70.00	100	2001	2001	3	40	21,840	
3	0120	CLFENCE	4	0	100	0	0	2.50	2.50	100	2001	2001	3	100	175	
TOTAL OB/XF 31,873																

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\$.

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