LOT 7 TUSTENUGGEE ACRES UNIT 1.
756-405, WD 996-2845, FJ 1178-13

TRUSTEES OF GALL LIVING TRUST/GALL PAOLA E TRUSTEE
14158 SW TUSTENUGGEE AVE
FT WHITE, FL 32038

2027

30-6S-17-09814-009

BUILDING CHARACTERISTICS

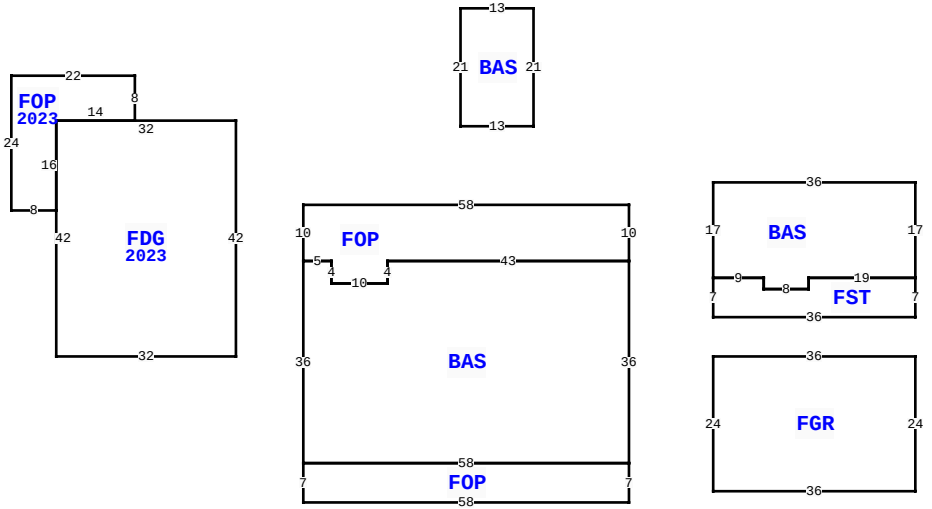
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		30617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	273	100		273	32,267
BAS	628	100		628	74,227
BAS	2,048	100		2,048	242,065
FDG	1,344	60	2023	806	95,265
FGR	864	55		475	56,143
FOP	406	30		122	14,420
FOP	620	30		186	21,985
FOP	304	30	2023	91	10,755
FST	236	55		130	15,365
TOTALS	6,723			4,759	562,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,759	114.3135	125.74	598,397	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 0 Heated Area: 2949 HX Base Yr



14158 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	0	28	30	840.00	UT	2.00	2.00	100	2004	2004	3	100	1,680	
2	0280	POOL R/CON	0	0	0	0	472.00	UT	70.00	70.00	100	2023	2022		95	31,388	
3	0282	POOL ENCL	0	0	26	57	1,482.00	UT	15.00	15.00	100	2023	2022		80	17,784	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	562,493
TOTAL MARKET OB/XF VALUE	50,852
TOTAL LAND VALUE - MARKET	113,850
TOTAL MARKET VALUE	727,195
SOH/AGL Deduction	0
ASSESSED VALUE	727,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	727,195
TOTAL JUST VALUE	727,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	737,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045327	Roof Replacement	9,000	08/30/2022
000043483	Screen Enclosure	17,000	01/06/2022
000041713	Swimming Pool and	55,000	04/09/2021
000041534	Storage Building	53,760	03/17/2021
37099	SFR	1,190	08/15/2018
21378	SFR	504	12/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0096	6/29/2017	WD	U	I	11	100
GRANTOR: FRANK G JR & PAOLA E						
GRANTEE: FRANK G JR & PAOLA						
1276/0307	6/10/2014	WD	Q	I	01	141,000
GRANTOR: CHARLENE E SMITH NKA						
GRANTEE: PAOLA E & FRANK G G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N36 W43 S4 W10 N4 W5 S36 E58 $
FDG=[YR=2023;ORIG=-70,-61] W32 S42 E32 N42 $
FGR=[ORIG=15,5] E36 N24 W36 S24 $
BAS=[ORIG=51,-33] N17 W36 S17 E9 S2 E8 N2 E19 $
FOP=[ORIG=0,-36] N10 W58 S10 E5 S4 E10 N4 E43 $
FOP=[ORIG=-58,0] S7 E58 N7 W58 $
BAS=[ORIG=-17,-60] N21 W13 S21 E13 $
FST=[ORIG=51,-33] W19 S2 W8 N2 W9 S7 E36 N7 $
FOP=[YR=2023;ORIG=-88,-61] N8 W22 S24 E8 N16 E14 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,852

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	0		A-1	0.00	0.00	10.35	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,850							

REVIEW DATE 10/12/2022 BY TW Total Acres: 10.35 Total Land Value: 113,850 Market: 0 Agricultural: 0 Common: 113,850 PRINTED 11/17/2026 BY SYS