

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 Floor	13	LAM/VNLPLK 80
Interior Floor	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 Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	128.03	609,295	2019	2019	0	0	6.00	94.00

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

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		572,737
TOTAL MARKET OB/XF VALUE		50,852
TOTAL LAND VALUE - MARKET		113,850
TOTAL MARKET VALUE		737,439
SOH/AGL Deduction		0
ASSESSED VALUE		737,439
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		737,439
TOTAL JUST VALUE		737,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		729,780

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	273	100		273	32,855
BAS	628	100		628	75,579
BAS	2,048	100		2,048	246,473
FDG	1,344	60	2023	806	97,000
FGR	864	55		475	57,165
FOP	406	30		122	14,683
FOP	620	30		186	22,385
FOP	304	30	2023	91	10,952
FST	236	55		130	15,645
TOTALS	6,723			4,759	572,737

14158 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE	LGL DATE	05/06/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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

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	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	

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