A PART OF LOT 21 TUSTENUGGEE ACR
AS: BEG NE COR OF LOT 21 W 175.9
FT, E 192.41 FT TO E LINE OF SAI

FALCON ELIZABETH
14420 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

30-6S-17-09814-027

BUILDING CHARACTERISTICS

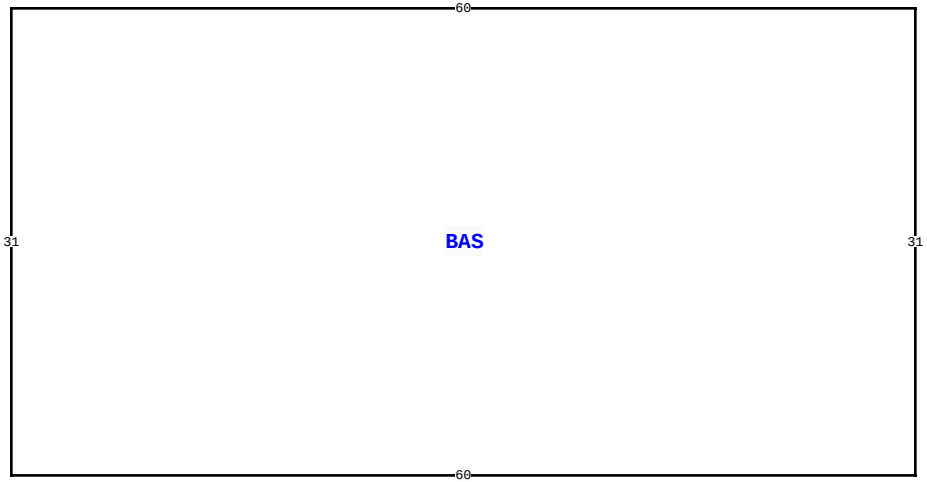
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,860	100		1,860	130,318
TOTALS	1,860			1,860	130,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	115.9000	107.79	200,489	2011	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2020 Heated Area: 1860 HX Base Yr 2020



14420 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 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	0020	BARN,FR	0	100	0	20	1.00	UT	1,500.00	1,500.00	50	1998	1998	3	50	750	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,318
TOTAL MARKET OB/XF VALUE		8,750
TOTAL LAND VALUE - MARKET		19,998
TOTAL MARKET VALUE		159,066
SOH/AGL Deduction		50,225
ASSESSED VALUE		108,841
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		52,430
TOTAL JUST VALUE		159,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28985	M H	630	11/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1332	4/09/2018	LE	U	I	14	100
GRANTOR: ELIZABETH FALCON (LIF						
GRANTEE: JULIE T SCHULER & D						
1333/1710	3/27/2017	LE	U	I	14	100
GRANTOR: ROGER & ELIZABETH FAL						
GRANTEE: JULIE T SCHULER & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,750

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	1.01	AC		1.00	1.00	1.10	18,000.00	19,800.00	19,998							

REVIEW DATE 10/18/2017 BY DF Total Acres: 1.01 Total Land Value: 19,998 Market: 0 Agricultural: 0 Common: 19,998 PRINTED 11/17/2026 BY SYS