NE1/4 OF NE1/4 AS LIES W OF RD E
ALSO THE SE1/4 OF NE1/4 AS LIES
1060.15 FT & EX 7.64 AC DESC IN

KELLER ROBIN RAE
15008 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

31-6S-17-09816-004

BUILDING CHARACTERISTICS

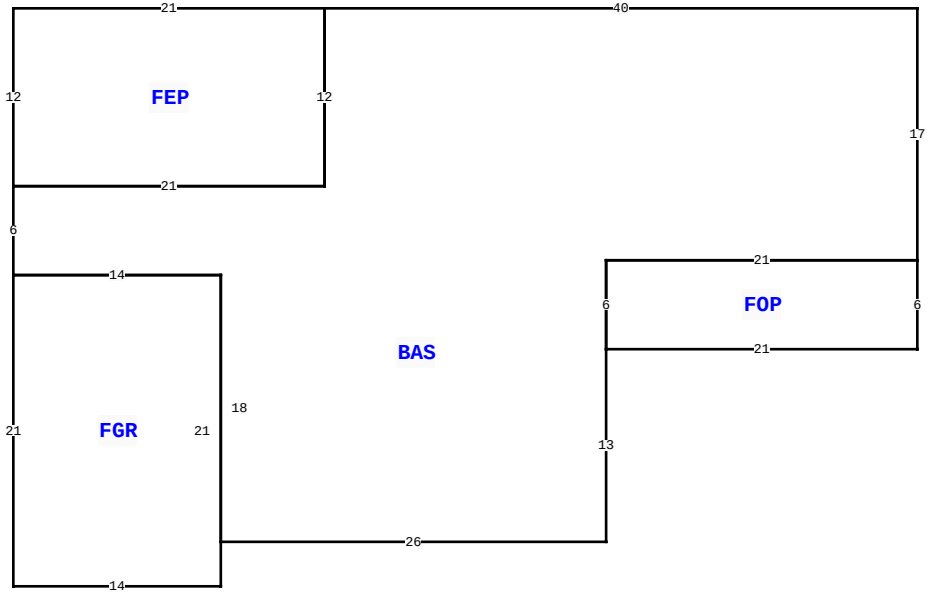
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,293	100		1,293	108,166
FEP	252	80		202	16,898
FGR	294	55		162	13,552
FOP	126	30		38	3,179
TOTALS	1,965			1,695	141,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,695	117.0000	128.70	218,146	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1293 HX Base Yr 2025



15008 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
3	0020	BARN,FR	0	100	20	32	1.00	UT	0.00	0.00	100	0	0	3	100	4,480	
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1987	1987	3	40	6,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	188,840
TOTAL MARKET OB/XF VALUE	27,816
TOTAL LAND VALUE - MARKET	69,300
TOTAL MARKET VALUE	285,956
SOH/AGL Deduction	0
ASSESSED VALUE	285,956
TOTAL EXEMPTION VALUE	SX HX HB 101,411
BASE TAXABLE VALUE	184,545
TOTAL JUST VALUE	285,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051415	Remodel	19,183	11/06/2024
26561	M H	532	12/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/0659	8/27/2019	LE	U	I	14	100

GRANTOR: RAYMOND F KELLER (ENH

GRANTEE: ROBIN RAE KELLER (R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FEP= W21 S12 E21 N12$ S12 W21 S6 FGR= S21 E14 N21 W14$E14 S18 E26 N13 FOP= E21 N6 W21S6$ N6 E21 N17$.

LAND DESCRIPTION

TOTAL OB/XF 27,816

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	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	5.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	58,300							

REVIEW DATE 09/10/2025 BY JS Total Acres: 6.30 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 11/16/2026 BY SYS

NE1/4 OF NE1/4 AS LIES W OF RD E
ALSO THE SE1/4 OF NE1/4 AS LIES
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15008 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

31-6S-17-09816-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

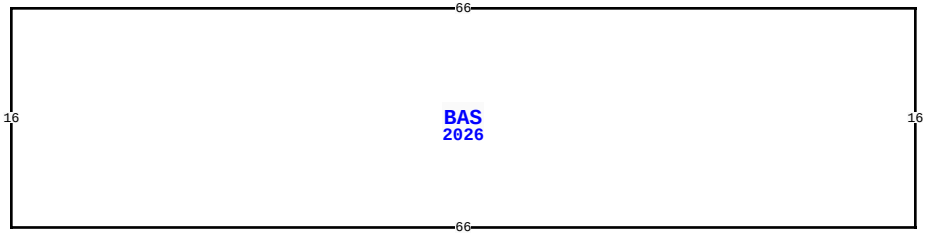
NEIGHBORHOOD/LOC 31617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2026	1,056	47,045
TOTALS	1,056			1,056	47,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,056	101.2500	81.00	85,536	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 0% - 2026 Heated Area: 1056 HX Base Yr 2025



15008 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: RAYMOND F KELLER (ENH

GRANTEE: ROBIN RAE KELLER (R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=14,16] E66 S16 W66 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/10/2025 BY JS Total Acres: 6.30 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 11/16/2026 BY SYS