N 177.05 FT OF S 872.05 FT OF SE
AS LIES W OF RD.

DORAN HUGH F/DORAN LINDA M
15090 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

31-6S-17-09816-009

BUILDING CHARACTERISTICS

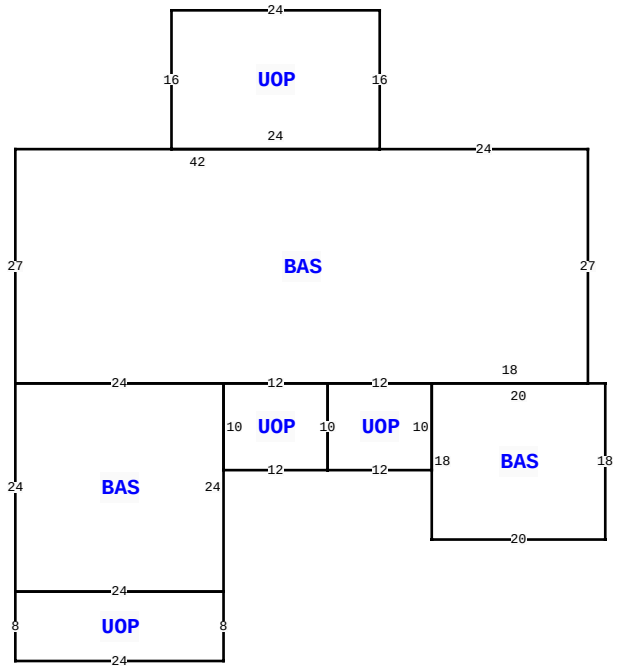
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	360	100		360	16,608
BAS	576	100		576	26,573
BAS	1,782	100		1,782	82,211
UOP	120	25		30	1,384
UOP	120	25		30	1,384
UOP	192	25		48	2,215
UOP	384	25		96	4,429
TOTALS	3,534			2,922	134,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	2,922	91.5300	76.89	224,673	1989	1989	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 2006 Heated Area: 2718 HX Base Yr 2006



15090 SW TUSTENUGGEE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,804
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		58,890
TOTAL MARKET VALUE		196,994
SOH/AGL Deduction		90,060
ASSESSED VALUE		106,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,523
TOTAL JUST VALUE		196,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,537

XFOB:1:1: STAT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11088	M H	125	04/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1059/0755	9/16/2005	WD	Q	I		129,900
GRANTOR: FRANKS						
GRANTEE: DORAN						
0877/2339	3/29/1999	WD	Q	I	03	33,700
GRANTOR: CANTELO						
GRANTEE: FRANKS (1989 DW INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N16 W24 S16 E24$ W42 S27 BAS= S24 UOP= S8 E24 N8 W24$ E24 N24 W24$ E24 UOP= S10 E12 N10 W12$ E12 UOP= S10 E12 N10 W12$ E12 BAS= S18 E20 N18 W20$ E18 N27$.

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	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	50	1996	1996	3	50	600	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	2,400.00	2,400.00	50	1996	1996	3	50	1,200	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	4.53	AC		1.00	1.00	1.00	13,000.00	13,000.00	58,890							

REVIEW DATE 10/20/2017 BY DF Total Acres: 4.53 Total Land Value: 58,890 Market: 0 Agricultural: 0 Common: 58,890 PRINTED 05/08/2026 BY SYS