LOT 16 MCCLINTON FARM S/D & COMM
LOT 16 OF MCCLINTON FARMS S/D, N
ESTRY R/W LINE OF SW TUSTENUGGEE

BORCHARDT RANDY
15175 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038-8107

2027

32-6S-17-09827-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

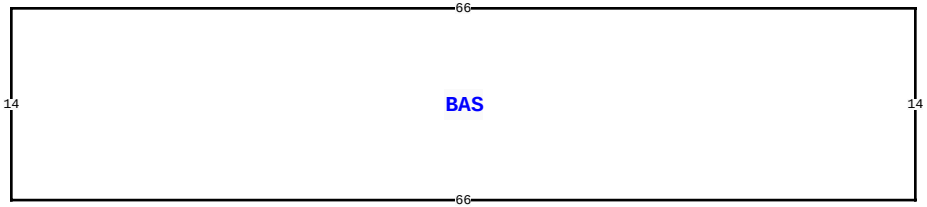
NEIGHBORHOOD/LOC 32617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	22,597
TOTALS	924			924	22,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	101.9000	61.14	56,493	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 924 HX Base Yr 1997



15175 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	0297	SHED CONCR	0	100	26	18	468.00	UT	9.50	9.50	100	1993	1993	3	100	4,446	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1975	1975	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	12	20	240.00	UT	3.00	3.00	100	1996	1996	3	100	720	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,597
TOTAL MARKET OB/XF VALUE	13,666
TOTAL LAND VALUE - MARKET	68,198
TOTAL MARKET VALUE	104,461
SOH/AGL Deduction	47,506
ASSESSED VALUE	56,955
TOTAL EXEMPTION VALUE	HX HB 31,955
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	104,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11950	M H	125	12/11/1996
11031	PUMP/UTPOL	30	04/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2444	11/10/2023	WD	U	V	11	100
GRANTOR: PHELPS MICHELLE J THE						
GRANTEE: BORCHARDT RANDY						
0789/0087	2/17/1994	WD	U	V	12	14,000
GRANTOR: GARDNER B WHITE JR						
GRANTEE: RANDY BORCHARDT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 13,666

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	0102	C	SFR/MH	100		00	0.00	0.00	5.20	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,600							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	598							

REVIEW DATE 10/31/2017 BY DF Total Acres: 5.25 Total Land Value: 68,198 Market: 0 Agricultural: 0 Common: 68,198 PRINTED 11/17/2026 BY SYS