

COLUMBIA COUNTY Property Appraiser

Parcel 19-6S-17-09698-017

Owners

CHRISTOPHEL FREDERICK D
CHRISTOPHEL SUSAN M
13240 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

Parcel Summary

Location	13240 SW TUSTENUGGEE AVE
Use Code	0100: SINGLE FAMILY
Tax District	:
Acreage	10.4000
Section	19
Township	6S
Range	17
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

COMM NW COR OF SE1/4, RUN S
30 FT TO S R/W CUMORAH HILL
RD, RUN E 1720.54 FT TO POB,
CONT E 748.63 FT TO W R/W
CR-131, RUN S ALONG R/W 634.08
FT, W 686.30 FT, N 631.42 FT
TO POB.

ORB 640-617, 662-239,
741-880, 793-1890, 870-1243,
879-1902,



Working Values

		2026
Total Building		\$165,753
Total Extra Features		\$14,484
Total Market Land		\$98,800
Total Ag Land		\$0
Total Market		\$279,037
Total Assessed		\$177,136
Total Exempt		\$50,722
Total Taxable		\$126,414
SOH Diff		\$101,901

Value History

		2025	2024	2023	2022	2021	2020	2019
Total Building		\$165,753	\$158,378	\$147,542	\$135,824	\$116,629	\$108,646	\$101,916
Total Extra Features		\$14,484	\$14,484	\$14,484	\$12,484	\$10,484	\$10,484	\$10,484
Total Market Land		\$98,800	\$93,600	\$78,000	\$62,400	\$48,800	\$48,402	\$48,402
Total Ag Land		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market		\$279,037	\$266,462	\$240,026	\$210,708	\$175,913	\$167,532	\$160,802
Total Assessed		\$171,811	\$166,817	\$161,822	\$156,984	\$152,299	\$150,068	\$146,590
Total Exempt		\$50,722	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable		\$121,089	\$116,817	\$111,822	\$106,984	\$102,299	\$100,068	\$96,590
SOH Diff		\$107,226	\$99,645	\$78,204	\$53,724	\$23,614	\$17,464	\$14,212

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 0879/1902	1999-04-28	Q		WARRANTY DEED	Improved	\$133,000	Grantor: SKIPPER Grantee: CHRISTOPHEL
AD 0640/0617	1987-12-30	U			Vacant	\$16,500	Grantor: BEARDSLEY DANIEL W Grantee: SKIPPER JIMMY &

Buildings

Building # 2, Section # 1, 106740, SFR

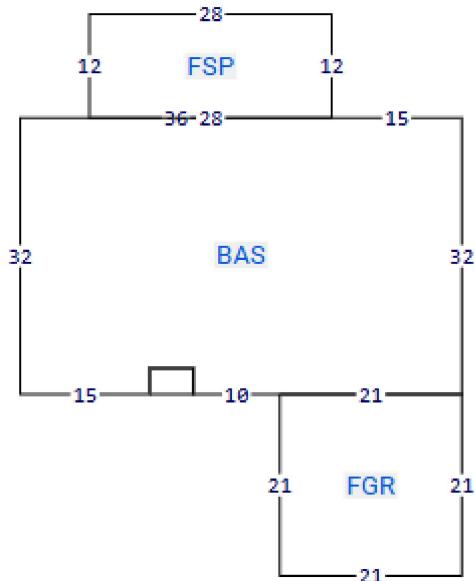
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1617	2409	\$255,005	1996	1996	0.00%	35.00%	65.00%	\$165,753

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectural Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,617	100%	1,617
FGR	441	55%	243
FOP	15	30%	4
FSP	336	40%	134



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0021	BARN,FR AE			1728.00	\$3.00	0	100%	\$5,184
0070	CARPORT UF			1.00	\$0.00	1993	100%	\$2,500
9946	Well			1.00	\$4,000.00		100%	\$4,000
0166	CONC,PAVMT			1.00	\$0.00	2013	100%	\$300
0070	CARPORT UF			1.00	\$0.00	2013	100%	\$1,800

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0261	PRCH, UOP			1.00	\$0.00	2013	100%	\$700

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	10.40	\$9,500.00/AC	10.40	1.00	\$98,800

Personal Property

None

Permits

Date	Permit	Type	Status	Description
	18447	PUMP/UTPOL	COMPLETED	PUMP/UTPOL

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of November 17, 2025.