

# 771 CHOCTAW AVENUE FORT WHITE FL 32038

<https://candiscarmichael.com>



TWO HOMES • 10.4 ACRES • INCOME POTENTIAL • FULLY FENCED • MOVE-IN READY. Extremely rare opportunity in the highly desirable Tuskenugee Trace Plantation in Fort White — two separate residences on 10.4 fully fenced and cross-fenced agricultural acres, just 4.8 paved miles to Interstate 75. Perfect for multigenerational living, rental income, homesteading, or private [...]

- 5 beds
- 4 baths
- Residential
- Manufactured Home
- Active
- 1976 sq ft



## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Status:** Active

**Office ID:** MFR260011623

**MLS ID:** MFRTB8480218



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Description

**Virtual Tour:** <https://view.skymonkey.media/x2831683>

---

## Basics

**Bathrooms Full:** 4

**Category:** Manufactured Home

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 43000 sq ft

**View:** Trees/Woods

**ListOfficeName:** FUTURE HOME REALTY INC

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 1976 sq ft

**Year built:** 2022

**SubdivisionName:** TUSTENUGEE TRACE SUB

**ListAOR:** mfrmls

---

## Location Details

**Township:** 06S

**Road Responsibility:** Private Maintained Road

**High School:** Fort White High School-CO

**Road Surface Type:** Limerock

**Elementary School:** Fort White Elementary School-CO

---

## Property Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Vinyl

**Patio And Porch Features:** Covered, Front Porch

**Fireplace Features:** Living Room, Stone, Wood Burning

**Carport YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Fencing:** Cross Fenced, Fenced, Wire, Wood

**Security Features:** Security Fencing/Lighting/Alarms, Smoke Detector(s)

**Architectural Style:** Contemporary, Custom, Ranch, Traditional

**Vegetation:** Fruit Trees, Mature Landscaping, Oak Trees, Trees/Landscaped, Wooded

**Water Source:** Private, Well

**Cooling:** Central Air, Humidity Control

**Furnished:** Negotiable

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Freezer, Ice Maker, Range, Range Hood, Solar Hot Water, Washer

**Laundry Features:** Inside, Laundry Room

**Fireplace YN:** Yes

**Parking Features:** Boat, Covered, Open, Other, Oversized

**Carport Spaces:** 2

**Exterior Features:** Fire Pit, Garden, Lighting, Private Mailbox, Private Yard, Storage

**Roof:** Shingle

**Window Features:** Blinds, Double Pane Windows, Drapes, Insulated Windows, Window Treatments

**Utilities:** BB/HS Internet Available, Electricity Connected, Fiber Optics, Private, Public, Water Connected

**View:** Trees/Woods

**Sewer:** Septic Tank

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Farm, Landscaped, Pasture, Private, Zoned for Horses

---

## Property Details

**Subdivision Name:** TUSTENUGEE TRACE SUB

**Levels:** One

**Builder Name:** Live Oak

**Foundation Details:** Crawlspace

**Listing Terms:** Cash, Conventional, FHA, USDA Loan, VA Loan

**Parcel Number:** 12-6S-16-03816-410

**Direction Faces:** North

**Number Of Lots:** 1

**Construction Materials:** HardiPlank Type, Vinyl Siding, Frame

**Property Condition:** Completed



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Association Information

**Association YN:** Yes

**Association Fee:** 220

**Association Fee Frequency:** Annually **Association Fee Includes:** Private Road

**Community Features:** Horses Allowed

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,054

**Tax Legal Description:** COMM SW COR OF SE1/4, RUN E 1310.23 FT, N 1375.41 FT FOR POB, CONT N 671.46 FT, E 650.50 FT, S 671.46 FT, W 650.50 FT TO POB. (AKA LOT 10 TUSTENUGEE TRACE S/D UNREC). 925-1981, CT 981-356, 985-1674 WD 1044-1649, WD 1349-1088, WD 1365-1932,

**Tax Lot:** 10

---

## Green Building Info

**Green Indoor Air Quality:** Ventilation

**Green Energy Efficient:** Insulation

---

## Rooms



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14.7x11.9	First	11.9	14.7
Dining Room	18.7x7.1	First	7.1	18.7
Kitchen	18.7x7.5	First	7.5	18.7
Living Room	13.9x14.7	First	14.7	13.9
Bedroom 2	10.7x8	First	8	10.7
Bedroom 3	14.7x9.8	First	9.8	14.7
Laundry	5.6x4.8	First	4.8	5.6
Additional Bedroom	14.2x10.1	First	10.1	14.2
Additional Bedroom	14.2x9.1	First	9.1	14.2
Balcony/Porch/Lanai	10x6	First	6	10

## Amenities & Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Security Fencing/Lighting/Alarms, Smoke Detector(s)

**WindowFeatures:** Blinds, Double Pane Windows, Drapes, Insulated Windows, Window Treatments

**Utilities:** BB/HS Internet Available, Electricity Connected, Fiber Optics, Private, Public, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Freezer, Ice Maker, Range, Range Hood, Solar Hot Water, Washer

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air, Humidity Control

**CommunityFeatures:** Horses Allowed

**ExteriorFeatures:** Fire Pit, Garden, Lighting, Private Mailbox, Private Yard, Storage

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone, Thermostat, Walk-In Closet(s), Window Treatments, Wood Burning

---

## Building Details

**ArchitecturalStyle:** Contemporary, Custom, Ranch, Traditional

**Heating:** Central, Electric, Heat Pump

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Frame, HardiPlank Type, Vinyl Siding

**Parking:** Boat, Covered, Open, Other, Oversized

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Fire Pit, Private Yard

**Showing Requirements:** 24 Hour Notice, Appointment Only, Call Owner, Farm Animals on Site, Guard Dog, Listing Agent Must Accompany, Locked Gate, See Remarks

**Occupant Type:** Owner

**Other Structures:** Additional Single Family Home, Shed(s), Storage



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE