LOT 10 TUSTENUGGEE RIDGE S/D.
ORB 769-743,866-2536.WD 1130-371,CT 1175-957,SWD 1185-768

QUEEN LACY RAY JR
529 OLD MILL RD
MONTEBELLO, VA 24464

2026

07-6S-17-09621-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

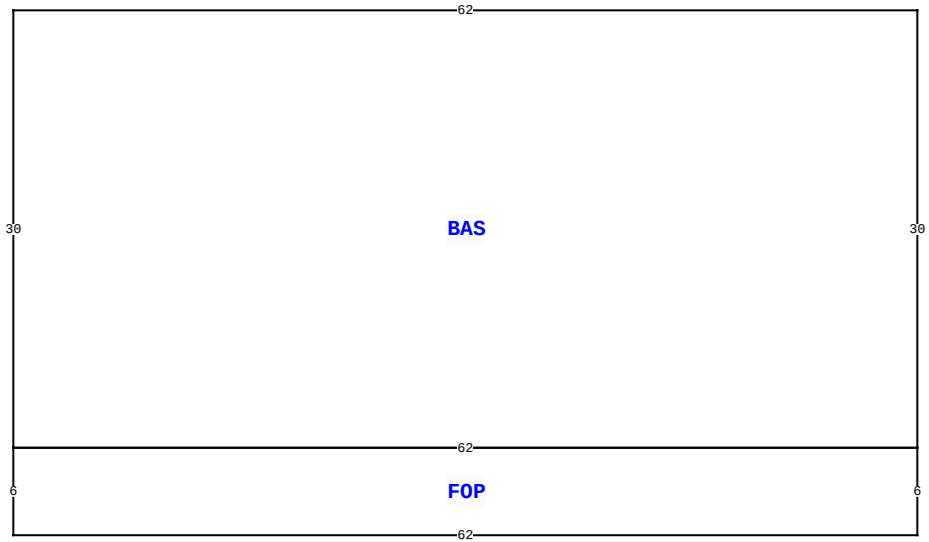
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	7617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	183,295
FOP	372	30		112	11,037
TOTALS	2,232			1,972	194,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	118.9000	133.17	262,611	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 0% - 0 Heated Area: 1860 HX Base Yr



11380 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	194,332
TOTAL MARKET OB/XF VALUE	6,900
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	256,232
SOH/AGL Deduction	9,421
ASSESSED VALUE	246,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,811
TOTAL JUST VALUE	256,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,858

LAND:1:1: 5.15 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046001	Roof Replacement	21,000	11/29/2022
28558	M H	325	05/12/2010
21044	M H	125	09/05/2003
14512	SFR	355	09/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/0768	10/08/2009	WD	Q	I	01	128,500
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: LACY RAY QUEEN JR						
1175/0957	6/03/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S30 FOP= S6 E62 N6 W62$ E62 N30$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 6,900

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	0		A-1	328.00	683.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/27/2022 BY JS Total Acres: 5.14 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS