LOT 24 TUSTENUGGEE HILLS S/D.
701-797, 757-800, 768-1922, 796-

REITZ DAVIA
121 SW THANKSGIVING AVE
PORT ST LUCIE, FL 34984

2026

08-6S-17-09626-124

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1050 SW NEWTON CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	41,200
TOTAL MARKET VALUE	48,200
SOH/AGL Deduction	0
ASSESSED VALUE	48,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,200
TOTAL JUST VALUE	48,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,200

SALE:2:1: LOTS 24 & 25, TUSTENUGGEE HILLS

SALE:1:1: REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18138	M H	125	04/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1023/0363	8/09/2004	WD	U	V	08	8,200
GRANTOR: NELSON W JORDAN						
GRANTEE: DAVIA REITZ						
0905/1653	5/22/2000	WD	Q	V	03	11,000
GRANTOR: SYOKES-NASSAU INC						
GRANTEE: JORDAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		00	0.00	0.00	4.12	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,200							

REVIEW DATE 10/05/2017 BY DF Total Acres: 4.12 Total Land Value: 41,200 Market: 0 Agricultural: 0 Common: 41,200 PRINTED 10/07/2025 BY SYS