BEG SW COR OF SE1/4, N 1356.57 F
659.62 FT, S 1351.98 FT, W 738.3
(AKA LOTS 3 & 4 TUSTENUGGEE TRAC

STEEDLEY JUSTIN
PO BOX 1770
HIGH SPRINGS, FL 32655

2025

12-6S-16-03816-403

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.020 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	121,200
TOTAL MARKET VALUE	121,200
SOH/AGL Deduction	29,518
ASSESSED VALUE	91,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,682
TOTAL JUST VALUE	121,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1692	1/17/2025	WD	Q	V	01	180,000
GRANTOR: HOLLINGSWORTH TROY						
GRANTEE: STEEDLEY JUSTIN						
1057/0929	8/31/2005	WD	U	V	08	61,700
GRANTOR: CHARLES & TERRI STRIC						
GRANTEE: TROY & MARGARET HOL						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	20.20	AC		1.00	1.00	1.00	6,000.00	6,000.00	121,200							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 20.20 Total Land Value: 121,200 Market: 0 Agricultural: 0 Common: 121,200 PRINTED 08/25/2025 BY SYS