AKA LOT 29 TUSTENUGEE PLANTATION
COMM NE COR, RUN W 1977.81 FT FO
659.27 FT, S 662.17 FT, E 659.47

MCKENZIE TERRY/BOOTH NICOLE SHANNA
225 SW ZINNIA GLN
FORT WHITE, FL 32038

2025

13-6S-16-09696-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

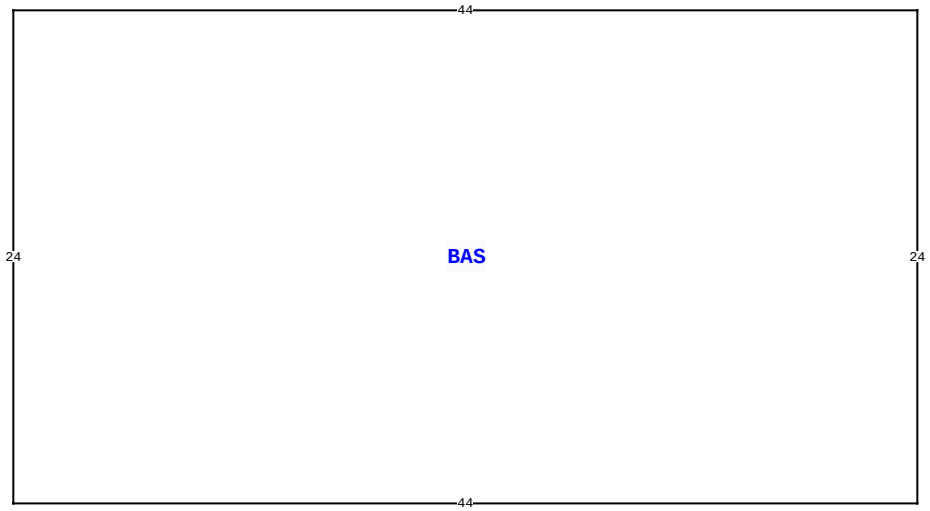
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	68,970
TOTALS	1,056			1,056	68,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,056	113.9000	107.07	113,066	2008	2008	0	0	0	39.00	61.00

1 MANUF 1 – 100% - 2025 Heated Area: 1056 HX Base Yr 2024



225 SW ZINNIA GLN, 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		283,858
TOTAL MARKET OB/XF VALUE		26,000
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		404,858
SOH/AGL Deduction		81,961
ASSESSED VALUE		322,897
TOTAL EXEMPTION VALUE	HX HB DH DHB WX	106,444
BASE TAXABLE VALUE		216,453
TOTAL JUST VALUE		404,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045852	Mobile Home		11/03/2022
26436	M H	594	11/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/1101	4/22/2022	WD	Q	I	01	195,000
GRANTOR: BALDWIN JOSEPH T						
GRANTEE: MCKENZIE TERRY						
1001/2543	11/15/2003	WD	Q	V		33,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: JOSEPH T & JULIA BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E44 N24$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0060	CARPORT F	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
6	0030	BARN,MT	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2024	2023		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 26,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							
2	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 02/22/2023 BY JB Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 06/20/2025 BY SYS

AKA LOT 29 TUSTENUGEE PLANTATION
COMM NE COR, RUN W 1977.81 FT FO
659.27 FT, S 662.17 FT, E 659.47

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FORT WHITE, FL 32038

2025

13-6S-16-09696-129

BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
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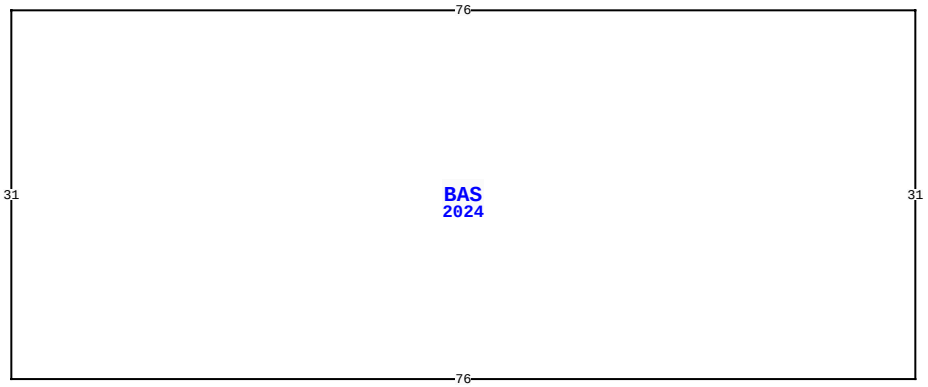
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2024	2,356	214,888
TOTALS	2,356			2,356	214,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,356	113.5000	93.07	219,273	2023	2023	0	0	0	2.00	98.00

2 MANUF 1 – 100% - 2025 Heated Area: 2356 HX Base Yr 2024



225 SW ZINNIA GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,959

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1001/2543	11/15/2003	WD	Q	V		33,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: JOSEPH T & JULIA BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=15,18] E76 S31 W76 N31 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/22/2023 BY JB Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 06/20/2025 BY SYS