

AKA LOT 43 TUSTENUGGEE
PLANTATION UNIT II UNREC:
COMM AT NE COR OF SEC, RUN S

BUSTAMANTE JUAN G/BUSTAMANTE ANA MARIA
224 SW LANTANA CT
FT WHITE, FL 32038

2026

13-6S-16-09696-143



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	03	PLASTER 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	13616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	133,477
TOTALS	2,356			2,356	133,477

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.01	AC	
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC	

REVIEW DATE 07/07/2010 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,356	115.9000	108.95	256,686	2004	2004		3	0	45.00	52.00	
1 MANUF 1 100% - 2008 Heated Area: 2356 HX Base Yr 2008													
31 BAS 31													
-76-76-													

224 SW LANTANA CT, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	2003	2003	3	100	720	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	

TOTAL OB/XF												3,020				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	9,500.00	9,500.00	9,500	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.01	AC		1.00	445.00	445.00	4,009	
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	9,500.00	9,500.00	85,595	

Total Acres: 10.01 Total Land Value: 13,509 Market: 85,595 Agricultural: 4,009 Common: 9,500

COLUMBIA COUNTY PROPERTY														PAGE 1 of 1		3
VALUATION SUMMARY																

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		133,477	
TOTAL MARKET OB/XF VALUE		3,020	
TOTAL LAND VALUE - MARKET		95,095	
TOTAL MARKET VALUE		150,006	
SOH/AGL Deduction		68,089	
ASSESSED VALUE		81,917	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		26,195	
TOTAL JUST VALUE		231,592	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,592	

SALE:2:1: SEVERAL PARCELS ON DEED - \$800 PER ACRE.
SALE:1:1: 8 PARCELS 3,235 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21552	M H	393	02/25/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1120/2589	5/30/2007	WD	Q	I	01	100			
GRANTOR: FERNANDO GARCIA									
GRANTEE: JUAN & ANA MARIA BU									
1012/0118	3/31/2004	WD	Q	V		30,000			
GRANTOR: BUSTAMANTE & ESCOBAR									
GRANTEE: FERNANDO GARCIA									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W76 S31 E76 N31\$.									