

COMM SE COR OF SE1/4 OF SW1/4, R
FOR POB, CONT N 383.11 FT, W 570
FT, E 569.55 FT TO POB.

TUSING JAMES E/TUSING STACY A WILSON
500 SW SPIRIT AVE
FORT WHITE, FL 32038

2026

13-7S-16-04203-015



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	15	HARDTILE 20			
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			13716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100		2,026	197,646
FOP	84	30		25	2,439
FST	154	55		85	8,292
PTO	208	5		10	976
TOTALS	2,472			2,146	209,352

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
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3
2	0166	CONC, PAVMT	0 100	18	21	378.00	UT	2.00	2.00	100	2003	2003	3
3	0294	SHED WOOD/	0 100	8	8	64.00	UT	4.50	4.50	100	2003	2003	3
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00

REVIEW DATE 07/06/2015 BY TW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,146	111.6720	125.07	268,400	2003	2003	0	0	0	22.00	78.00	
1 SINGLE FAM 100% - 2004 Heated Area: 2026 HX Base Yr 2004													
500 SW SPIRIT AVE, FORT WHITE													
										BLD DATE			
										XF DATE			
										INC DATE			
										LGL DATE			
										LAND DATE			
										AG DATE			
										05/14/2024	MLU		

TOTAL OB/XF													
3,394													

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3,394													

Market: 0 Agricultural: 0 Common: 50,100

COLUMBIA COUNTY PROPERTY													PAGE 1 of 1	3
VALUATION SUMMARY														
VALUATION BY												STANDARD		
Tax Group: 3												Tax Dist:		
BUILDING MARKET VALUE												209,352		
TOTAL MARKET OB/XF VALUE												3,394		
TOTAL LAND VALUE - MARKET												50,100		
TOTAL MARKET VALUE												262,846		
SOH/AGL Deduction												89,579		
ASSESSED VALUE												173,267		
TOTAL EXEMPTION VALUE												HX HB 50,722		
BASE TAXABLE VALUE												122,545		
TOTAL JUST VALUE												262,846		
NCON VALUE												0		
INCOME VALUE														
PREVIOUS YEAR MKT VALUE												265,530		

BUILDING DIMENSIONS													
BAS= W28 PTO= W16 S13 E16 N13\$ S13 W36 S24 E20 R2 D2 E6 U2 R2 E5 FOP= S12 E7 N12 W7\$ E7 S5 FST= S7 E22 N7 W22\$ E22 N42\$.													