COMM SW COR, RUN E 40 FT TO E R/
861.50 FT FOR POB, CONT N 352.17
618.91 FT TO E LINE OF W1/2 OF S

JURCZEWSKY KODY ALAN/JURCZEWSKY KATIE ELAINE
12471 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

17-6S-17-09692-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

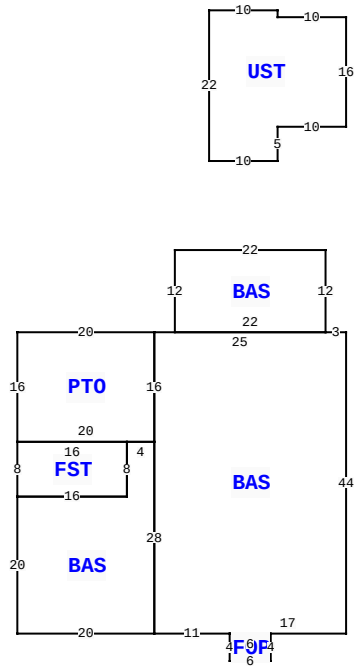
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	24,963
BAS	432	100		432	40,848
BAS	1,232	100		1,232	116,492
FOP	24	30		7	662
FST	128	55		70	6,619
PTO	320	5		16	1,513
UST	380	45		171	16,169
TOTALS	2,780			2,192	207,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	129.8880	145.47	318,870	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1928 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

12471 SW TUSTENUGGEE AVE, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,266
TOTAL MARKET OB/XF VALUE		5,740
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		234,116
SOH/AGL Deduction		36,769
ASSESSED VALUE		197,347
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		141,625
TOTAL JUST VALUE		263,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050459	Electrical Servic	0	07/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/1640	8/16/2022	WD	U	I	30	282,000
GRANTOR: JURCZEWSKY KEITH						
GRANTEE: JURCZEWSKY KODY ALA						
1461/342	2/25/2022	WD	Q	I	01	282,000
GRANTOR: BROWN EMMA J						
GRANTEE: JURCZEWSKY KEITH						

BUILDING NOTES

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0020	BARN,FR	0	100	30	46	1,380.00	UT	10.00	10.00	30	2013	2013	3	30	4,140	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W3 W25 S16 S28 E11 E17 N44 $
BAS=[ORIG=-28,16] W4 S8 W16 S20 E20 N28 $
UST=[ORIG=0,-30] N16 W10 N1 W10 S22 E10 N5 E10 $
PTO=[ORIG=-28,0] W20 S16 E20 N16 $
BAS=[ORIG=-3,0] N12 W22 S12 E22 $
FST=[ORIG=-32,16] W16 S8 E16 N8 $
FOP=[ORIG=-17,44] S4 E6 N4 W6 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,740

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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	370.00	370.00	1,110							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 02/13/2025 BY TW Total Acres: 5.00 Total Land Value: 21,110 Market: 30,000 Agricultural: 1,110 Common: 20,000 PRINTED 11/20/2025 BY SYS