COMM SW COR OF SEC, E 40 FT TO
E R/W CR-131 FOR POB, RUN N
430.75 FT, E 618.04 FT, S

HIGGINS KENNETH D
12637 SW TUSTENUGGEE
FORT WHITE, FL 32038

2026

17-6S-17-09692-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

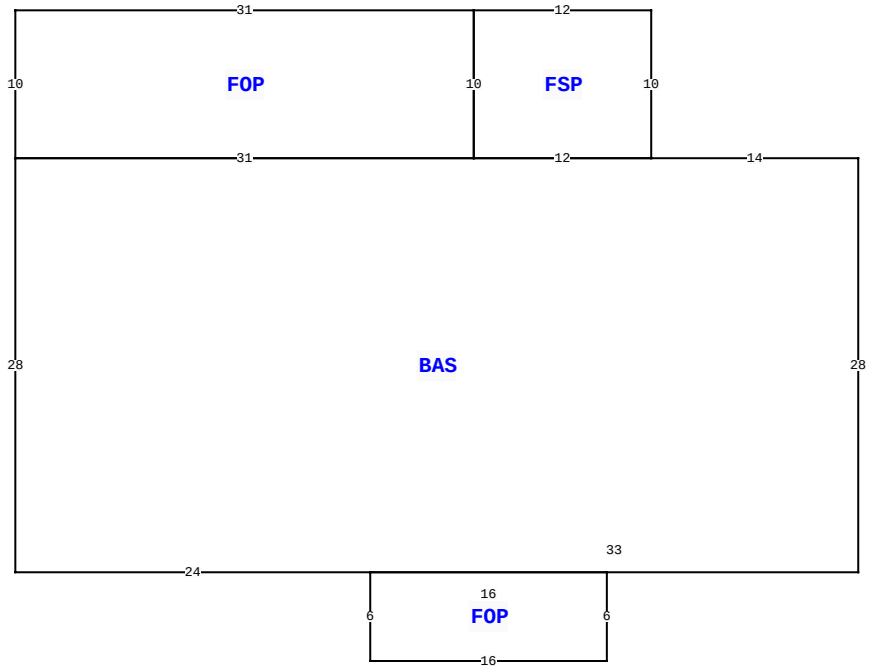
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	07	07
DOR CODE	0100	SINGLE FAMILY
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	1,596	100		1,596	193,629
FOP	96	30		29	3,518
FOP	310	30		93	11,283
FSP	120	40		48	5,824
TOTALS	2,122			1,766	214,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,766	140.6790	157.56	278,251	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2019 Heated Area: 1596 HX Base Yr 2019



12637 SW TUSTENUGGEE AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,253
TOTAL MARKET OB/XF VALUE		4,250
TOTAL LAND VALUE - MARKET		61,400
TOTAL MARKET VALUE		279,903
SOH/AGL Deduction		77,458
ASSESSED VALUE		202,445
TOTAL EXEMPTION VALUE	HX HB 13	202,445
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		279,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19027	SFR	288	12/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/2077	9/15/2017	WD	Q	I	01	219,900
GRANTOR: JOHNNY SELLERS & ROND						
GRANTEE: KENNETH D HIGGINS						
1162/1854	11/21/2008	WD	Q	I		190,000
GRANTOR: NELSON F & MILAGROS M						
GRANTEE: JOHNNY & RONDA SELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N10 W12 S10 E12$ W12 FOP= N10 W31 S10 E31$ W31 S28 E24 FOP= S6 E16 N6 W16$ E33 N28$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0296	SHED METAL	0	100	0	0	360.00	UT	10.00	10.00	100	2013	2013	3	100	3,600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,250

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	1.64	AC		1.00	1.00	1.00	10,000.00	10,000.00	16,400							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	45,000							

REVIEW DATE 10/11/2017 BY DF Total Acres: 6.14 Total Land Value: 61,400 Market: 0 Agricultural: 0 Common: 61,400 PRINTED 11/20/2025 BY SYS