AKA LOT 2 TUSTENUGGEE PLANTATION
COMM NE COR, RUN W 1300.56 FT FO
657.94 FT, S 662.15 FT, E 657.94

MILLER R F "BUDDY"/MILLER DEBORAH H
230 SW SUNFLOWER CT
FORT WHITE, FL 32038

2026

18-6S-17-09696-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

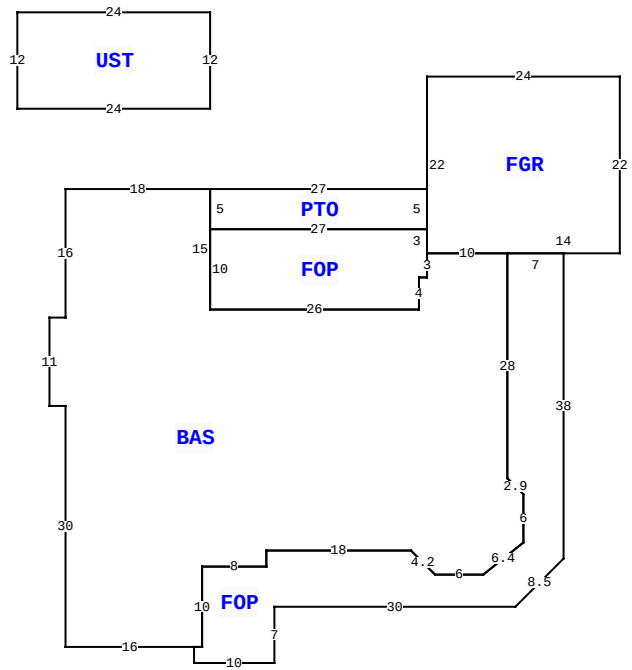
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	2,280	100		2,280	276,120
FGR	528	55		290	35,121
FOP	266	30		80	9,689
FOP	562	30		169	20,467
PTO	135	5		7	847
UST	288	45		130	15,743
TOTALS	4,059			2,956	357,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,956	130.2807	145.91	431,310	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 2280 HX Base Yr 2009



230 SW SUNFLOWER CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		357,987
TOTAL MARKET OB/XF VALUE		25,848
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		478,835
SOH/AGL Deduction		172,452
ASSESSED VALUE		306,383
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,661
TOTAL JUST VALUE		478,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050374	Roof Replacement	29,528	07/17/2024
000045549	Electrical Servic	0	09/23/2022
34592	M H	755	10/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0972/1147	1/15/2003	WD	Q	V		28,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: R F & DEBORAH MILLE						
0962/0971	9/01/2002	WD	Q	V		29,000
GRANTOR: COLUMBIA PLATATION CO						
GRANTEE: R F BUDDY & DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S16 W2 S11 E2 S30 E16 FOP= S2 E10 N7 E30 U6 R6 N38 W7 S28 D2 R2 S6 L5 D4 W6 U3 L3 W18 S2 W8 S10 W1$ E1 N10 E8 N2 E18 R3 D3 E6 U4 R5 N6 L2 U2 N28 FGR= E14 N22 W24 S22 E10$ W10 FOP= N3 PTO= N5 W27 S5 E27$ W27 S10 E26 N4 E1 N3$ S3 W1 S4 W26 N15$ PTR= N10 UST= N12 W24 S12 E24 $ S10$.

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	0040	BARN,POLE	0	100	26	42	1,092.00	UT	2.50	2.50	75	2013	2013	3	75	2,048	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	42	60	1.00	UT	14,000.00	14,000.00	100	2022	2021		100	14,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	

LAND DESCRIPTION

TOTAL OB/XF 25,848

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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 09/03/2024 BY JS Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/20/2025 BY SYS