AKA LOT 4 TUSTENUGGEE
PLANTATION UNIT 1 UNREC: COMM
NE COR, RUN W 2616.44 FT FOR

WILDS DAVID
230 SW MOONFLOWER CT
FT WHITE, FL 32038

2026

18-6S-17-09696-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

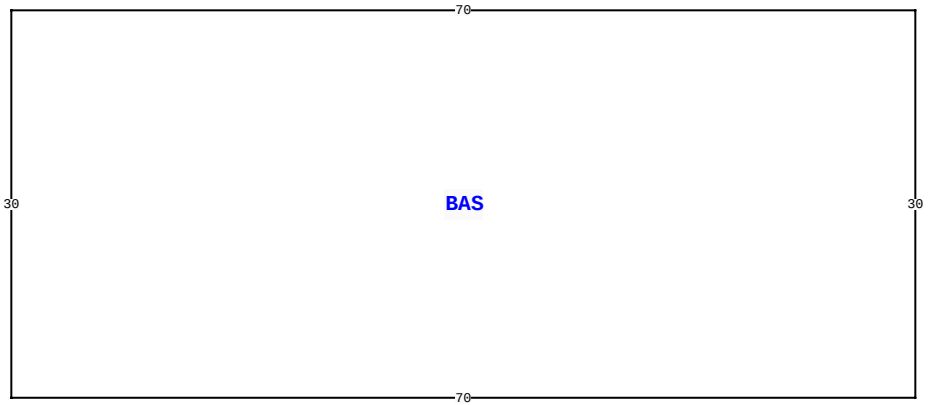
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,100	100		2,100	98,926
TOTALS	2,100			2,100	98,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,100	91.1200	85.65	179,865	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2012 Heated Area: 2100 HX Base Yr 2012



230 SW MOONFLOWER CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,926
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		129,786
SOH/AGL Deduction		78,132
ASSESSED VALUE		51,654
TOTAL EXEMPTION VALUE	HX HB SX	51,654
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		202,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23998	M H	480	12/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1229/1905	10/21/2011	WD	U	I	18	0
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DAVID WILDS						
1223/1404	10/21/2011	WD	U	I	18	61,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DAVID WILDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S30 E70 N30$.

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	2013	2013	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,000							

REVIEW DATE 10/16/2017 BY BC Total Acres: 10.00 Total Land Value: 22,560 Market: 76,000 Agricultural: 3,560 Common: 19,000 PRINTED 11/20/2025 BY SYS