AKA LOT 5 TUSTENUGGEE PLANTATION
COMM NE COR, RUN W 3724.38 FT FO
657.94 FT, S 662.15 FT, E 657.94

MAYER ALAN F/MAYER REBECCA M
231 SW HEATHER CT
FORT WHITE, FL 32038

2026

18-6S-17-09696-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

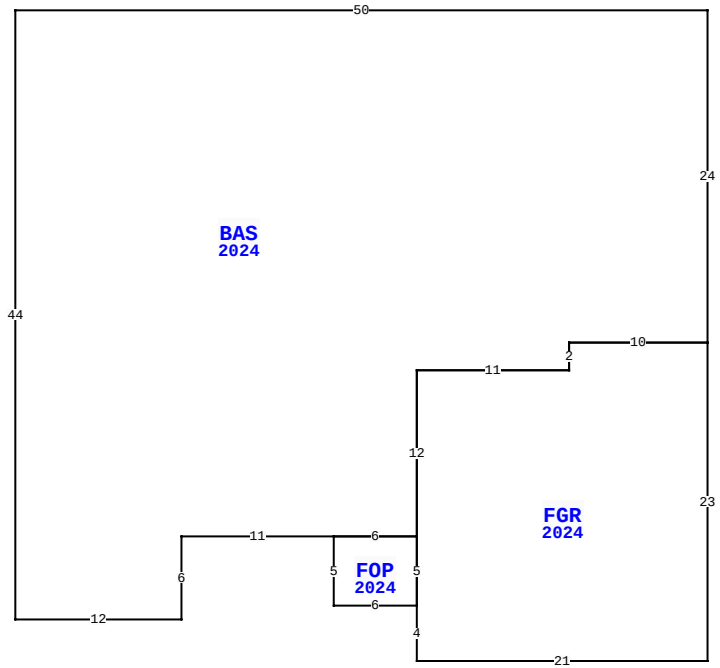
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	18617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	2024	1,700	217,979
FGR	461	55	2024	254	32,568
FOP	30	30	2024	9	1,154
TOTALS	2,191			1,963	251,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,963	116.8200	130.84	256,839	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1700 HX Base Yr 2024



231 SW HEATHER CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	04/28/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		251,702
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		301,427
SOH/AGL Deduction		0
ASSESSED VALUE		301,427
TOTAL EXEMPTION VALUE	HX HB 13	301,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		346,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046176	New Residential C	270,000	12/29/2022
19993	TR/TRAILER	75	09/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/331	8/18/2022	WD	U	V	11	100
GRANTOR: MAYER ALAN F						
GRANTEE: MAYER ALAN F						
1464/2126	4/15/2022	WD	Q	I	01	90,000
GRANTOR: LAZARUS JONATHAN T						
GRANTEE: MAYER ALAN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S44 E12 N6 E11 E6 N12 E11 N2 E10 N24 W50 $
FGR=[YR=2024;ORIG=89,36] S12 S5 S4 E21 N23 W10 S2 W11 $
FOP=[YR=2024;ORIG=83,48] S5 E6 N5 W6 $
.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,500							
2	5500	A	TIMBER 2	0					5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT.VAL.AG	0					5.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,500							

REVIEW DATE 12/21/2023 BY HC Total Acres: 10.00 Total Land Value: 49,725 Market: 47,500 Agricultural: 2,225 Common: 47,500 PRINTED 11/19/2025 BY SYS