

LOT 9 TUSTENUGGEE PLANTATIONS
UNIT 1 UNREC: COMM NE COR, RUN
W 2616.44 FT, S 662.15 FT FOR

HATHAN RAPHAT SHWY
631 SW MERIGOLD PL
FORT WHITE, FL 32038

2026

18-6S-17-09696-109



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Exterior Wall	00	N/A 0			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
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			
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	1,920	100	2023	1,920	121,512
TOTALS			1,920	1,920	121,512

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,920	113.5000	93.07	178,694	2011	2011	0	0	0	32.00	68.00
1 MANUF 1		100% - 2023			Heated Area: 1920				HX Base Yr 2023			
60 32 BAS 2023 60 32												
BLD DATE					LGL DATE			04/07/2025 MLU				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN, MT	0 100	0	0	1.00	UT	20,000.00	20,000.00	100	2023
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2023
3	0296	SHED METAL	0 100	0	0	1.00	UT	2,400.00	2,400.00	100	2023
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	600.00	600.00	100	2023
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	600.00	600.00	100	2023
TOTAL OB/XF 30,600											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	1.00
2	6200	A	PASTURE 3	100					9.00	AC	1.00
3	9910	M	MKT. VAL. AG	100					9.00	AC	1.00
Total Acres: 10.00											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				121,512			
TOTAL MARKET OB/XF VALUE				30,600			
TOTAL LAND VALUE - MARKET				95,000			
TOTAL MARKET VALUE				164,132			
SOH/AGL Deduction				3,036			
ASSESSED VALUE				161,096			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				110,374			
TOTAL JUST VALUE				247,112			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				252,473			