AKA LOT 10 TUSTENUGGEE PLANTATIO
COR, RUN W 1958.50 FT, S 662.15
S 662.15 FT, W 657.94 FT, N 662.

FANNIN TERRY E/FANNIN NORMA J
483 SW MARIGOLD PL
FORT WHITE, FL 32038

**2026**

**18-6S-17-09696-110**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| 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 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

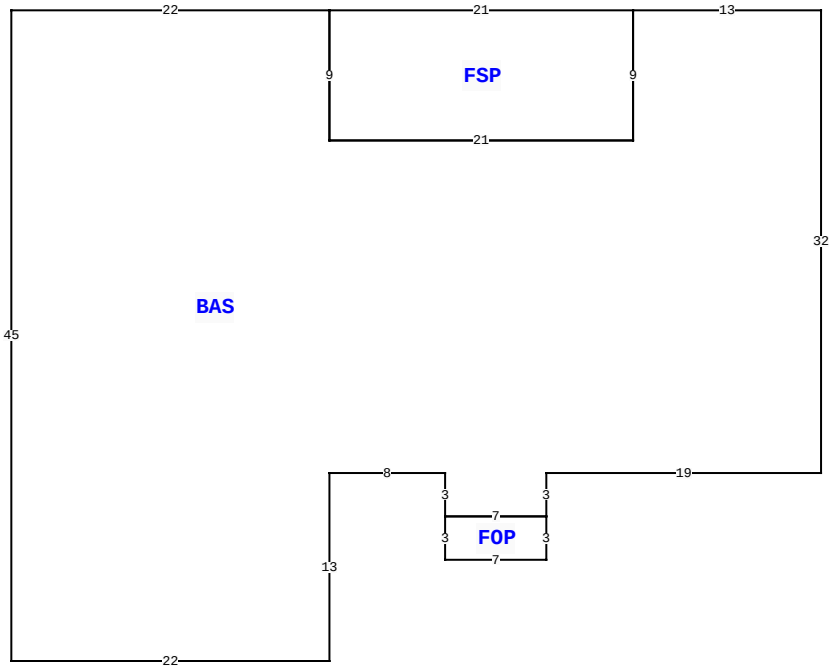
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 18617.010 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,910 | 100 | | 1,910 | 198,586 |
| FOP | 21 | 30 | | 6 | 624 |
| FSP | 189 | 40 | | 76 | 7,902 |
| TOTALS | 2,120 | | | 1,992 | 207,112 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,992 | 117.5130 | 131.61 | 262,167 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1910 HX Base Yr 2019




483 SW MARIGOLD PL, 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 | | 207,112 |
| TOTAL MARKET OB/XF VALUE | | 29,780 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 331,892 |
| SOH/AGL Deduction | | 110,188 |
| ASSESSED VALUE | | 221,704 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 170,982 |
| TOTAL JUST VALUE | | 331,892 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 334,514 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043835 | Roof Replacement | 16,911 | 03/03/2022 |
| 37315 | PUMP/UTPOL | 50 | 10/15/2018 |
| 21140 | SFR | 320 | 10/06/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1357/1358 | 4/09/2018 | WD | U | I | 30 | 52,000 |
| GRANTOR: TERRY E FANNIN & NORM | | | | | | |
| GRANTEE: TERRY E & NORMA J F | | | | | | |
| 1357/0523 | 3/29/2018 | WD | Q | I | 01 | 195,000 |
| GRANTOR: JANTZEN L & VICTORIA | | | | | | |
| GRANTEE: TERRY E & NORMA J F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 FSP= W21 S9 E21 N9$ S9 W21 N9 W22 S45 E22 N13 E8 S3
FOP= S3 E7 N3 W7$ E7 N3 E19 N32$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 2 | 0031 | BARN,MT AE | 0 | 100 | 24 | 45 | 1,080.00 | UT | 11.00 | 11.00 | 100 | 2018 | 2018 | 3 | 100 | 11,880 | |
| 3 | 0031 | BARN,MT AE | 0 | 100 | 30 | 50 | 1,500.00 | UT | 11.00 | 11.00 | 100 | 2018 | 2018 | 3 | 100 | 16,500 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 50 | 600.00 | UT | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,780

| 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 12/11/2018 BY DF Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/19/2025 BY SYS