

(AKA LOT 34 TUSTENUGGEE PLANTATI
UNREC: COMM NE COR, RUN W 4590.
662.15 FT FOR POB, RUN WEST 657.

GRAHAM HOWARD F/GRAHAM KAREN D
979 SW MARIGOLD PL
FORT WHITE, FL 32038

2026

18-6S-17-09696-134



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Exterior Wall	00	N/A 0			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 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		2 100			
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	928	100		928	87,770
UOP	132	25		33	3,121
UOP	336	25		84	7,945
TOTALS	1,396			1,045	98,835

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,045	116.5000	115.34	120,530	2016	2016	0	0	0	18.00	82.00
1 MANUF 2 100% - 2025 Heated Area: 928 HX Base Yr 2025												
979 SW MARIGOLD PL, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU 06/06/2023 SPF												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				98,835			
TOTAL MARKET OB/XF VALUE				28,000			
TOTAL LAND VALUE - MARKET				95,000			
TOTAL MARKET VALUE				148,075			
SOH/AGL Deduction				0			
ASSESSED VALUE				148,075			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				97,353			
TOTAL JUST VALUE				221,835			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				224,245			

EXTRA FEATURES										979 SW MARIGOLD PL, FORT WHITE				INC DATE		AG DATE		06/06/2023		SPF	
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				
1	0166	CONC, PAVMT	0	100	24	46	1.00	UT	0.00	0.00	100	2020	2020	3	100	3,500					
2	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	17,500					
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000					
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