LOT 18 TUSTENUGGEE RIDGE FIRST A
1.36 AC DESC IN WD 1467-2572.

ASCENCIO JOHNNY ANGEL AKA JOHNNY ASCENCIO
156 SW MARIGOLD PL
FORT WHITE, FL 32038

2026

18-6S-17-09696-218

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

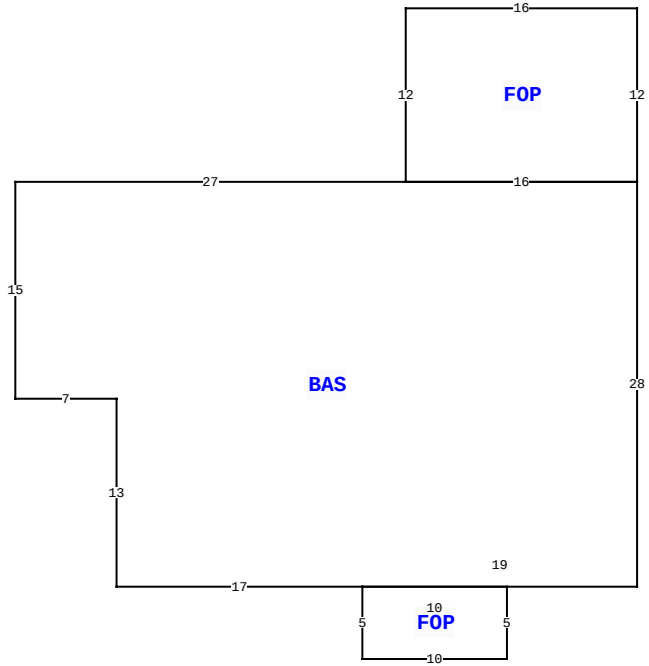
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,113	100		1,113	152,707
FOP	50	30		15	2,058
FOP	192	30		58	7,958
TOTALS	1,355			1,186	162,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,186	131.7228	147.53	174,971	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2023 Heated Area: 1113 HX Base Yr 2023



156 SW MARIGOLD PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,723
TOTAL MARKET OB/XF VALUE		11,080
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		198,803
SOH/AGL Deduction		6,341
ASSESSED VALUE		192,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,740
TOTAL JUST VALUE		198,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37832	M H	566	03/05/2019
36246	SFR	566	01/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2572	5/27/2022	WD	U	V	30	150,000
GRANTOR: ASCENCIO ROBERT						
GRANTEE: ASCENCIO JOHNNY ANG						
1337/2683	5/26/2017	WD	U	V	11	100
GRANTOR: JOHNNY ANGEL ASCENCIO						
GRANTEE: ROBERT ASCENCIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S15 E7 S13 E17 FOP= S5 E10 N5 W10$ E19 N28 FOP= N12 W16 S12 E16$ W16$.

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	0070	CARPORT UF	0	100	20	16	320.00	UT	1.50	1.50	100	2017	2017	3	100	480	
2	0296	SHED METAL	0	100	20	16	320.00	UT	9.00	9.00	100	2018	2018	3	100	2,880	
3	0252	LEAN-TO W/	0	100	12	40	480.00	UT	1.50	1.50	100	2018	2018	3	100	720	
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 11,080

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	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 04/02/2019 BY DF Total Acres: 3.91 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2025 BY SYS