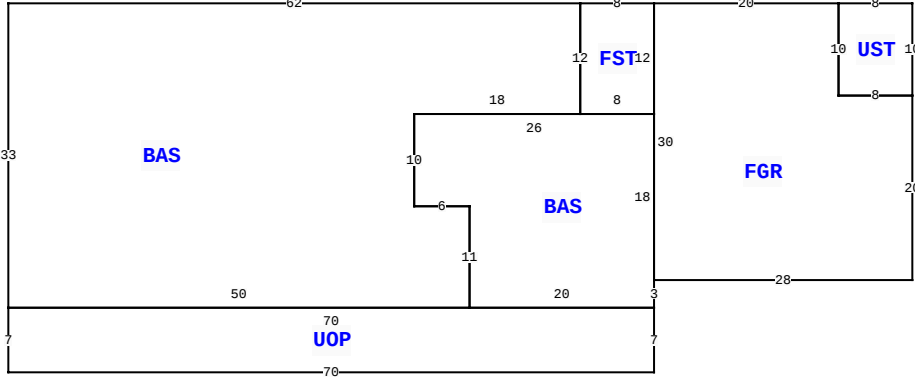


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	17	MSNRY STUC 100	0100	01	2,819	112.3200	125.80	354,630	1985	1985	0	0	0	35.00	65.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0													Heated Area: 2214 HX Base Yr													
Roof Cover	14	PREFIN MT 100															STANDARD												
Interior Wall	05	DRYWALL 100															Tax Group: 3 Tax Dist:												
Interior Floo	14	CARPET 100															BUILDING MARKET VALUE 230,510												
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE 36,946												
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET 166,500												
Bedrooms	3	100															TOTAL MARKET VALUE 281,356												
Bathrooms	2	100															SOH/AGL Deduction 131,119												
Frame	01	NONE 100															ASSESSED VALUE 150,237												
Stories	1.	1. 100															TOTAL EXEMPTION VALUE HX HB 50,722												
Architectual	05	CONV 100															BASE TAXABLE VALUE 99,515												
Units	0	100	TOTAL JUST VALUE 433,956																										
Condition Adj	03	03 100	NCON VALUE 0																										
Kitchen Adjus	01	01 100	INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE 433,956																										
Quality 05 05																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM			MKT AREA			02																							
NEIGHBORHOOD/LOC 19617.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	480	100		480	39,250																								
BAS	1,734	100		1,734	141,789																								
FGR	760	55		418	34,180																								
FST	96	55		53	4,334																								
UOP	490	20		98	8,013																								
UST	80	45		36	2,944																								
TOTALS 3,640			2,819			230,510																							
EXTRA FEATURES			12920 SW TUSTENUGGEE AVE, FORT WHITE																										
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	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	1,000													
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200													
3	0280	POOL R/CON	0	100	32	16		512.00	UT 70.00	70.00	100	1994	1994	3	40	14,336													
4	0282	POOL ENCL	0	100	0	0		1,000.00	UT 15.00	15.00	100	1994	1994	3	40	6,000													
5	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000													
6	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	3,000													
7	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	800													
8	0040	BARN, POLE	0	100	38	38		1,444.00	UT 2.50	2.50	100	2013	2013	3	100	3,610													
TOTAL OB/XF 36,946																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	17.50	AC		1.00	1.00	1.00	280.00	280.00	4,900												
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	17.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	157,500												
REVIEW DATE 12/26/2024 BY JS Total Acres: 18.50 Total Land Value: 13,900 Market: 157,500 Agricultural: 4,900 Common: 9,000 PRINTED 11/19/2025 BY SYS																													