

ROBERTSON ALAN T
13534 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

19-6S-17-09699-001

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	VALUATION SUMMARY																										
Exterior Wall		19	COMMON BRK 100							0100	01	4,110	146.2057	163.75	673,012	1981	1995	0	0	0	30.00	70.00	VALUATION BY STANDARD																										
Roof Structur		08	IRREGULAR 100							1 SINGLE FAM 100% - 2017										Heated Area: 3259										HX Base Yr 2017																			
Roof Cover		14	PREFIN MT 100							FOP FDU FOP																				VALUATION BY TAX GROUP: 3										Tax Dist:									
Interior Wall		05	DRYWALL 100																											BUILDING MARKET VALUE										471,108									
Interior Floo		12	HARDWOOD 70																											TOTAL MARKET OB/XF VALUE										22,973									
Interior Floo		15	HARDTILE 30																											TOTAL MARKET VALUE										163,840									
Air Condition		03	CENTRAL 100																											TOTAL MARKET VALUE										602,256									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										253,842																			
Bedrooms			5 100																	ASSESSED VALUE										348,414																			
Bathrooms			4 100																	TOTAL EXEMPTION VALUE										HX HB 50,722																			
Frame		01	NONE 100																	BASE TAXABLE VALUE										297,692																			
Stories		3.	3. 100																	TOTAL JUST VALUE										657,921																			
Architectual		05	CONV 100																	NCON VALUE										0																			
Units			0 100																	INCOME VALUE																													
Condition Adj		03	03 100																	PREVIOUS YEAR MKT VALUE										664,652																			
Kitchen Adjus		01	01 100																																														
Quality		07	07																																														
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	625	100		625	71,641																																												
BAS	2,634	100		2,634	301,923																																												
FDU	720	60		432	49,518																																												
FOP	84	30		25	2,866																																												
FOP	120	30		36	4,127																																												
FOP	154	30		46	5,273																																												
FSP	576	40		230	26,364																																												
FST	150	55		82	9,400																																												
TOTALS		5,063			4,110	471,108																																											
EXTRA FEATURES						13534 SW TUSTENUGGEE AVE, FORT WHITE										BLD DATE						LGL DATE		03/25/2022				MLU																					
																XF DATE						LAND DATE																											
																INC DATE						AG DATE																											
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																																	
2	0297	SHED CONCR	0	100	12	20	240.00	UT	4.30	4.30	80	0	0	3	80	826																																	
3	0020	BARN, FR	0	100	18	23	414.00	UT	3.30	3.30	80	0	0	3	80	1,093																																	
4	0280	POOL R/CON	0	100	0	0	628.00	UT	70.00	70.00	100	1999	1999	3	40	17,584																																	
5	0166	CONC, PAVMT	0	100	0	0	980.00	UT	1.50	1.50	100	1999	1999	3	100	1,470																																	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800																																	
LAND DESCRIPTION										TOTAL OB/XF										22,973																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4,000.00	4,000.00	4,000																																
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	24.96	AC		1.00	1.00	1.00	4,000.00	4,000.00	99,840																																
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215																																
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	40.00	40.00	120																																
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	60,000																																
REVIEW DATE		06/23/2020		BY	KR	Total Acres: 43.96		Total Land Value: 108,175		Market: 60,000		Agricultural: 4,335		Common: 103,840		PRINTED 11/19/2025 BY SYS																																	