

LOT 6 THE MEADOWS OF TUSKENOOGEE
875-149, DC 1371-2489, PB 1381-1

BRUGGEMAN TODD/BRUGGEMAN DEANN
2134 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

29-6S-17-09807-106

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

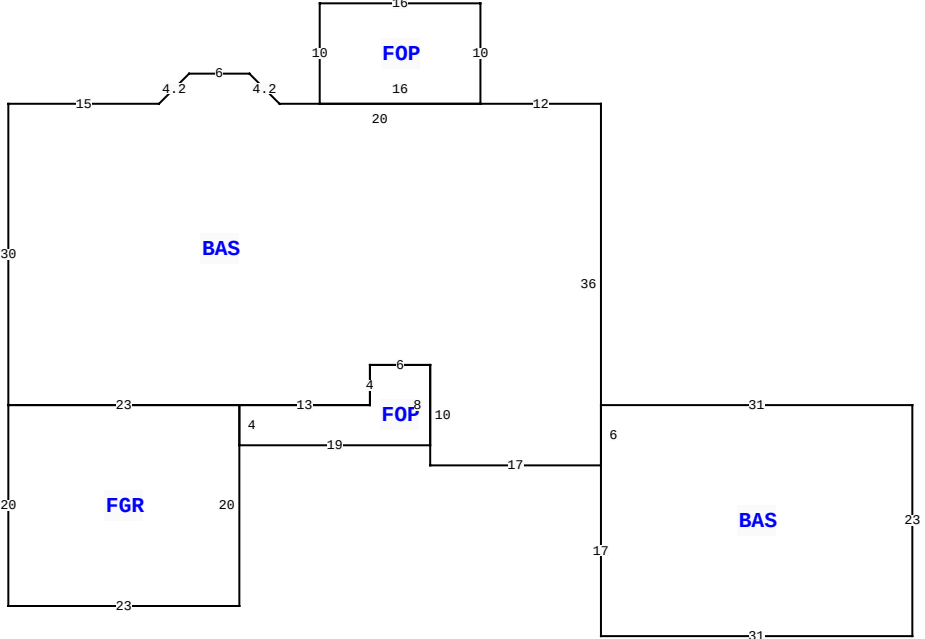
Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02

NEIGHBORHOOD/LOC					
29617.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	713	100		713	97,162
BAS	1,875	100		1,875	255,510
FGR	460	55		253	34,476
FOP	100	30		30	4,088
FOP	160	30		48	6,541

TOTALS	3,308			2,919	397,778
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	509.00	UT	1.50
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00
3	0210	GARAGE U	0	100	24	50	1.00	UT	12,500.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00
6	0081	DECKING WI	0	100	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,919	145.0693	162.48	474,279	1999	2010	0	0	0	16.13	83.87
1 SINGLE FAM 100% - 2024 Heated Area: 2588 HX Base Yr 2024												
												
2134 SW COUNTY ROAD 18 , FORT WHITE												

TOTAL OB/XF												
20,264												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		397,778	
TOTAL MARKET OB/XF VALUE		20,264	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		473,042	
SOH/AGL Deduction		0	
ASSESSED VALUE		473,042	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		422,320	
TOTAL JUST VALUE		473,042	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		478,164	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042810	Roof Replacement	18,000	09/22/2021
41311	STORAGE		02/11/2021
26861	ADDN SFR	207	03/19/2008
15668	SFR	305	06/17/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/248	3/31/2023	WD	Q	I	01	625,000
GRANTOR: POYNER MICHELE						
GRANTEE: BRUGGEMAN TODD						
1412/2765	6/08/2020	WD	U	I	18	176,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: WILLIAM & MICHELE P						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W12 W20 U3L3 W6 D3L3 W15 S30 E13 N4 E6 S10 E17 N36 \$									
BAS=[ORIG=0,36] S17 E31 N23 W31 S6 \$									
FGR=[ORIG=-59,30] S20 E23 N20 W23 \$									
FOP=[ORIG=-12,0] N10 W16 S10 E16 \$									
FOP=[ORIG=-36,30] S4 E19 N8 W6 S4 W13 \$									