LOT 1 THE MEADOWS OF TUSKENOOGEE
878-1833, 924-652, WD 1114-61, C

MCRAE RANDALL B
14727 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038-3195

**2026**

**30-6S-17-09807-102**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

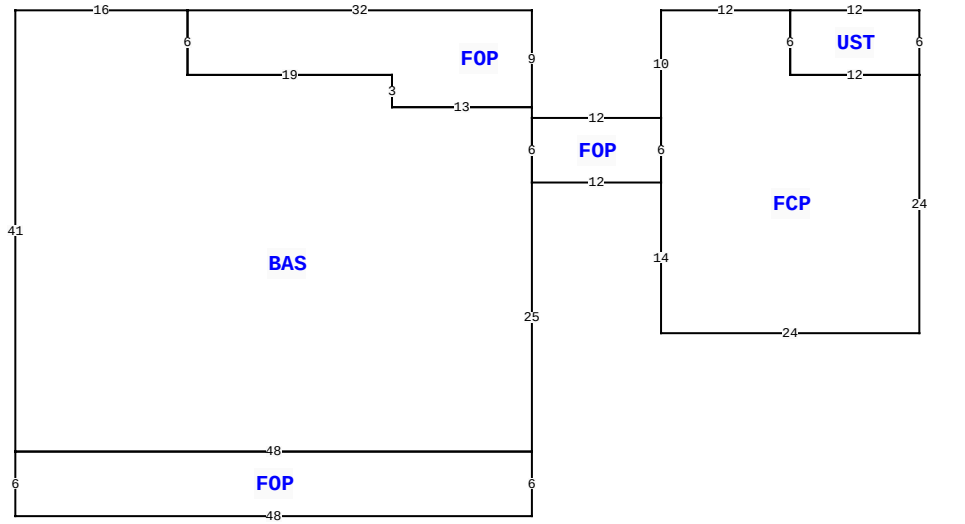
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 29617.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,737 | 100 | | 1,737 | 207,952 |
| FCP | 648 | 25 | | 162 | 19,394 |
| FOP | 72 | 30 | | 22 | 2,633 |
| FOP | 231 | 30 | | 69 | 8,260 |
| FOP | 288 | 30 | | 86 | 10,296 |
| UST | 72 | 45 | | 32 | 3,831 |
| TOTALS | 3,048 | | | 2,108 | 252,368 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,108 | 112.5200 | 126.02 | 265,650 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1737 HX Base Yr 2022




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/14/2024 MLU |
| INC DATE | | AG DATE | 03/03/2022 SPF |

14727 SW TUSTENUGGEE AVE, FORT WHITE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 252,368 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 261,492 |
| SOH/AGL Deduction | | 44,700 |
| ASSESSED VALUE | | 216,792 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 161,070 |
| TOTAL JUST VALUE | | 292,368 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 295,024 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40125 | SFR | 0 | 07/09/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1368/0869 | 9/07/2018 | WD | Q | V | 01 | 38,800 |
| GRANTOR: ROBERT D & JENNIE E W | | | | | | |
| GRANTEE: RANDALL B MCRAE | | | | | | |
| 1258/2494 | 7/26/2013 | WD | Q | V | 01 | 35,000 |
| GRANTOR: ROBERT A & LUANNE JAC | | | | | | |
| GRANTEE: ROBERT D WILLIAMS & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=29,-19] W13 N3 W19 N6 W16 S41 E48 N25 N6 N1 $
FOP=[ORIG=29,-19] N9 W32 S6 E19 S3 E13 $
FOP=[ORIG=-19,13] E48 S6 W48 N6 $
FOP=[ORIG=29,-18] E12 S6 W12 N6 $
FCP=[ORIG=53,-28] W12 S10 S6 S14 E24 N24 W12 N6 $
UST=[ORIG=53,-28] E12 S6 W12 N6 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 1.00 | AC | | 1.00 | 1.00 | 0.80 | 10,000.00 | 8,000.00 | 8,000 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 100 | | | | | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 1,124 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | | | 4.00 | AC | | 1.00 | 1.00 | 0.80 | 10,000.00 | 8,000.00 | 32,000 | | | | | | | |

REVIEW DATE 12/28/2020 BY HC Total Acres: 5.06 Total Land Value: 9,124 Market: 32,000 Agricultural: 1,124 Common: 8,000 PRINTED 10/07/2025 BY SYS