THE FOLLOWING LYING IN SEC 30: B
SE1/4 OF NE1/4 OF SEC 30, W 1255
OF SE TUSTENUGGEE AVE, S ALONG R

WILSON SHAWN C
9117 CAROLINA WREN DR
TAMPA, FL 33626

2026

30-6S-17-09812-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

14031 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	113,760
TOTAL MARKET VALUE	4,304
SOH/AGL Deduction	0
ASSESSED VALUE	4,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,304
TOTAL JUST VALUE	113,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053965	Storage Building	30,000	09/02/2025
000053796	Right-of-Way Acce		08/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1474/1869	9/02/2022	WD	U	V	11	0

GRANTOR: WILSON RICHARD
GRANTEE: WILSON SHAWN C

BUILDING NOTES

BUILDING DIMENSIONS

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	5700	A	TIMBER 4	0		A-1	0.00	0.00	18.96	AC		1.00	1.00	1.00	227.00	227.00	4,304							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.96	AC		1.00	1.00	1.00	6,000.00	6,000.00	113,760							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 18.96 Total Land Value: 4,304 Market: 113,760 Agricultural: 4,304 Common: 0 PRINTED 10/06/2025 BY SYS