

STYER DAVID/STYER ANDREA
14495 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

30-6S-17-09813-004

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08

ABOVE AVG. 100 IRREGULAR 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floor14

CARPET 90

Interior Floor08

SHT VINYL 10

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms Bathrooms Frame01

2 100
1.5 100
NONE 100

Stories Architectural Units05

2. 100
CONV 100
0 100

Condition Adj Kitchen Adjus01

01 100
01 100

Quality05

05

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC30617.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

88

100

88

6,137

BAS

480

100

480

33,474

BAS

880

100

880

61,370

UOP

60

20

12

837

UOP

105

20

21

1,464

UOP

364

20

73

5,091

TOTALS

1,977

1,554

108,374

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,55495.7902107.29166,729198619860035.0065.00

1 SINGLE FAM100% - 2025Heated Area: 1448HX Base Yr 2025

422422404022261414

22222426

40404040

22222426

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/07/2025MLU

EXTRA FEATURES

14495 SW TUSTENUGEE AVE, FORT WHITE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10021BARN, FR AE010083342,822.00UT11.0011.0030199319933309,313

20170FPCLC 2STRY0100001.00UT2,750.002,750.0010000031002,750

LAND DESCRIPTIONTOTAL OB/XF12,063

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR100A-10.000.001.00AC1.001.001.009,500.009,500.009,500

20000CVAC RES100000.000.007.00AC1.001.001.009,500.009,500.0066,500

REVIEW DATE10/18/2017BYDFTotal Acres: 8.00Total Land Value: 76,000Market: 0Agricultural: 0Common: 76,000PRINTED 10/06/2025 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE108,374

TOTAL MARKET OB/XF VALUE12,063

TOTAL LAND VALUE - MARKET76,000

TOTAL MARKET VALUE196,437

SOH/AGL Deduction119,065

ASSESSED VALUE77,372

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE26,650

TOTAL JUST VALUE196,437

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE196,437

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1315/26515/27/2016WDUUI1282,000

GRANTOR: PRIMESTAR FUND I TRS,

GRANTEE: DAVID & ANDREA STYE

1298/16197/21/2015WDUUUI12100

GRANTOR: WILMINGTON SAVINGS FU

GRANTEE: PRIMESTAR FUND I TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S4 BAS= S40 UOP= W2 S14 E26 N14 W24\$ E22 N40 W22\$ E22 N4\$ PTR=E40 UOP= W15S4 E2 BAS= S40 UOP= W2 S7 E15 N7 W13\$ E12 N40 W12\$ E13 N4\$ W40\$.