

S1/2 OF SE1/4 OF NE1/4 AS LIES E
N 83.57 FT, OF NE1/4 OF SE1/4 LY
CR-131, EX E 331.99 FT.

FLETCHER MAURICE ANDREW
14193 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

30-6S-17-09813-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	30617.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100		1,554	104,798
FUS	552	100		552	37,226
UOP	112	20		22	1,484
UOP	119	20		24	1,619
USP	119	35		42	2,833

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,194	92.6350	103.75	227,628	1980	1980	0	0	0	35.00	65.00
1 SINGLE FAM		100% - 0		Heated Area: 2106					HX Base Yr			

14193 SW TUSTENUGGEE AVE, FORT WHITE	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES																	
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	0030	BARN, MT	0	0	24	48	1,152.00	UT	9.00	9.00	100	2013	2013	3	100	10,368	
2	0260	PAVEMENT - A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
6	0031	BARN, MT AE	0	100	24	48	1,152.00	UT	11.00	11.00	100	2017	2017	3	100	12,672	

LAND DESCRIPTION										TOTAL OB/XF							29,040	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00		
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.67	AC		1.00	1.00	1.00	445.00	445.00		
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.67	AC		1.00	1.00	1.00	9,000.00	9,000.00	1	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,958	
TOTAL MARKET OB/XF VALUE		29,040	
TOTAL LAND VALUE - MARKET		186,030	
TOTAL MARKET VALUE		194,751	
SOH/AGL Deduction		67,312	
ASSESSED VALUE		127,439	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		76,717	
TOTAL JUST VALUE		363,028	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32292	MAINT/ALTR	35	09/16/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/297	11/20/2024	LE	U	I	14	100
GRANTOR: FLETCHER MAURICE A						
GRANTEE: FLETCHER MAURICE A						
1019/2827	6/25/2004	QC	Q	V	06	100
GRANTOR: XENAKIS						
GRANTEE: FLETCHER						

BUILDING NOTES												
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BUILDING DIMENSIONS												
UOP= N7 W16 S7 E16\$ BAS= W40 S12 W6 S12 E6 S12 USP= S7 E17 N7 W17\$ E17 S7 E6 UOP= E17 N7 W17 S7\$ N7 E17 N36\$ PTR=N40 FUS= N46 W12 S46 E12\$ S40\$.												