LOT 6 TUSTENUGGEE ACRES UNIT 1.
756-405, PR 1531-2153

DILLON MATTHEW/DILLON AMBER
12002 SW 89TH ST
ARCHER, FL 32618

2026

30-6S-17-09814-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30617.010 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

14030 SW TUSTENUGGEE AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,660
TOTAL MARKET VALUE	8,949
SOH/AGL Deduction	0
ASSESSED VALUE	8,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,949
TOTAL JUST VALUE	120,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051806	Right-of-Way Acce		12/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1531/2153	1/15/2025	PR	U	V	19	180,000

GRANTOR: BILLINGHAM ED J

GRANTEE: DILLON MATTHEW

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	20.11	AC		1.00	1.00	1.00	445.00	445.00	8,949							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.11	AC		1.00	1.00	1.00	6,000.00	6,000.00	120,660							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 20.11 Total Land Value: 8,949 Market: 120,660 Agricultural: 8,949 Common: 0 PRINTED 10/03/2025 BY SYS