



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,600 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 72,600 SOH/AGL Deduction 29,679 ASSESSED VALUE 42,921 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 42,921 TOTAL JUST VALUE 72,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,600															
DOR CODE		0700 MISC IMPROVED																		PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM																																					
NEIGHBORHOOD/LOC		7617.0100 1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA																	
																				OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0870/1362 12/01/1998 WD Q V CD 18,000 GRANTOR: COLUMBIA PLANTATIONS GRANTEE: R KILLOH																	
TOTALS										11096 SW TUSTENUGGEE AVE, FORT WHITE										BLD DATE		LGL DATE		05/07/2026		MLU		BUILDING NOTES									
EXTRA FEATURES																				XF DATE		LAND DATE						BUILDING DIMENSIONS									
L 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300																					
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200																					
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																					
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100																					
										TOTAL OB/XF										7,600																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	0700	C	MISC RES	0		A-1	328.00	683.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																				
REVIEW DATE 10/04/2017 BY DF Total Acres: 5.14 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/08/2026 BY SYS																																					