



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 0 TOTAL LAND VALUE - MARKET 144,000 TOTAL MARKET VALUE 144,000 SOH/AGL Deduction 0 ASSESSED VALUE 144,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 144,000 TOTAL JUST VALUE 144,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 144,000 LAND:3:1: ABOUT A 5 AC SINKHOLE SALE:1:1: 20 ACRES									
DOR CODE		9900 NON AG ACREAGE																		PERMIT NUM	DESCRIPTION	AMT	ISSUED								
MAP NUM		MKT AREA 02																		000054299	Right-of-Way Acce		10/22/2025								
NEIGHBORHOOD/LOC		8617.00 1.00/																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE									
																1549/412	8/29/2025	WD Q	V	01	165,000										
TOTALS																				GRANTOR: WILCOX CEOLA W											
EXTRA FEATURES		10909 SW TUSTENUGEE AVE, FORT WHITE																		GRANTEE: MONJE FRANCISCO J											
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	GRANTOR: CORENE WILSON														
																	GRANTEE: CEOLA W WILCOX														
										BLD DATE		LGL DATE		05/07/2026 MLU				BUILDING NOTES													
										XF DATE		LAND DATE						BUILDING DIMENSIONS													
										INC DATE		AG DATE																			
LAND DESCRIPTION										TOTAL OB/XF										0											
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	9900	C	AC NON-AG	0					20.00	AC		1.00	1.00	0.80	9,000.00	7,200.00	144,000														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 05/08/2026 BY SYS																															