LOTS 18 & 19 TUSTENUGGEE HILLS S
694-515, 873-2568, WD 1447-131,

SMITH BRIAN/SMITH LATICIA ANN
194 SW TREE CT
FORT WHITE, FL 32038

2027

08-6S-17-09626-118

BUILDING CHARACTERISTICS

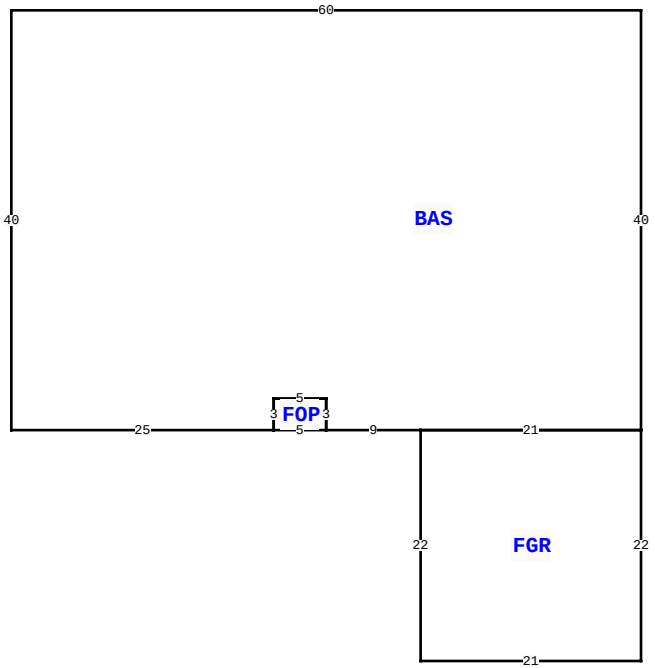
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,385	100		2,385	214,167
FGR	462	55		254	22,809
FOP	15	30		4	359
TOTALS	2,862			2,643	237,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,643	125.5870	138.15	365,130	1999	1999	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2385 HX Base Yr 2022



194 SW TREE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	06/06/2022 SPF

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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	1999	1999	3	100	2,160	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		237,334
TOTAL MARKET OB/XF VALUE		5,660
TOTAL LAND VALUE - MARKET		128,200
TOTAL MARKET VALUE		264,274
SOH/AGL Deduction		103,932
ASSESSED VALUE		160,342
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,931
TOTAL JUST VALUE		371,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15413	SFR	385	04/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/131	9/09/2021	WD	Q	I	01	300,000
GRANTOR: MCCLAIN WILLIAM J						
GRANTEE: SMITH BRIAN						
0694/5151	4/22/1989	AG	Q	V		21,990
GRANTOR: STOKES-NASSAU						
GRANTEE: MCCLAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S40 E25 FOP= E5 N3 W5 S3$ N3 E5 S3 E9 FGR= S22 E21 N22 W21$ E21 N40$.

LAND DESCRIPTION

TOTAL OB/XF 5,660

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	0100	C	SFR	100		00	0.00	0.00	1.82	AC		1.00	1.00	1.00	10,000.00	10,000.00	18,200							
2	6200	A	PASTURE 3	0		00	0.00	0.00	11.00	AC		1.00	1.00	1.00	280.00	280.00	3,080							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	11.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	110,000							

REVIEW DATE 11/30/2021 BY CP Total Acres: 12.82 Total Land Value: 21,280 Market: 110,000 Agricultural: 3,080 Common: 18,200 PRINTED 11/16/2026 BY SYS