LOTS 22 & 23 TUSTENUGGEE HILLS S
719-606, 726-5, 763-965, 773-280

FISCHER GLENN L/FISCHER MARY MARGARET
106 SW PAPOOSE PLACE
FORT WHITE, FL 32038

2027

08-6S-17-09626-122

BUILDING CHARACTERISTICS

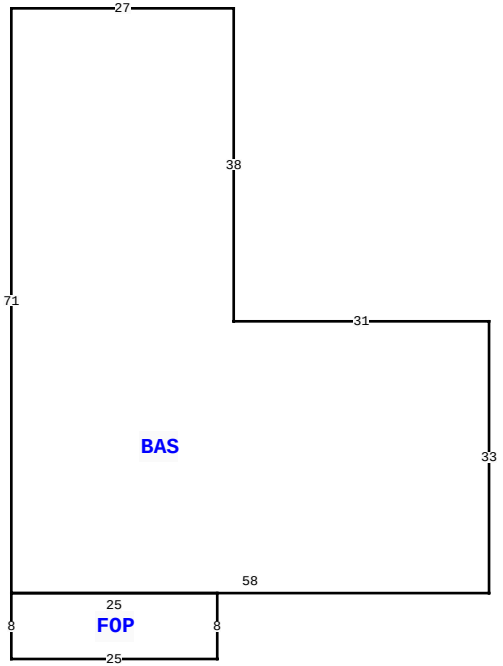
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	2,940	100		2,940	280,768
FOP	200	30		60	5,730
TOTALS	3,140			3,000	286,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,000	127.6704	140.44	421,320	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 1997 Heated Area: 2940 HX Base Yr 1997



106 SW PAPOOSE PL, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	162.00	UT	1.40	1.40	100	0	0	3	100	227	
2	0040	BARN,POLE	0	100	26	28	728.00	UT	1.50	1.50	100	0	0	3	100	1,092	
3	0258	PATIO	0	100	6	12	72.00	UT	1.40	1.40	100	0	0	3	100	101	
4	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
5	0297	SHED CONCR	0	100	20	26	520.00	UT	10.00	10.00	100	1993	1993	3	100	5,200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		286,498
TOTAL MARKET OB/XF VALUE		22,290
TOTAL LAND VALUE - MARKET		105,820
TOTAL MARKET VALUE		414,608
SOH/AGL Deduction		138,148
ASSESSED VALUE		276,460
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,049
TOTAL JUST VALUE		414,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,810

SALE:2:1: LOT 22, TUSTENUGGEE HILLS

SALE:1:1: LOT 22

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042479	Electrical Servic	0	08/04/2021
5742	SFR	58,000	02/19/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0623	5/01/2020	QC	U	I	30	100
GRANTOR: GLENN L FISCHER						
GRANTEE: GLENN L & MARY MARG						
1246/1821	12/21/2012	PB	U	I	18	100
GRANTOR: CLERK OF COURT (LESIA						
GRANTEE: GLENN L FISCHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S71 FOP= S8 E25 N8W25$ E58 N33 W31 N38$.

LAND DESCRIPTION

TOTAL OB/XF 11,970

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	4.81	AC		1.00	1.00	1.00	11,000.00	11,000.00	52,910							
2	0000	C	VAC RES	0		00	0.00	0.00	4.81	AC		1.00	1.00	1.00	11,000.00	11,000.00	52,910							

REVIEW DATE 12/09/2021 BY JB Total Acres: 9.62 Total Land Value: 105,820 Market: 0 Agricultural: 0 Common: 105,820 PRINTED 11/16/2026 BY SYS

LOTS 22 & 23 TUSTENUGGEE HILLS S
719-606, 726-5, 763-965, 773-280

FISCHER GLENN L/FISCHER MARY MARGARET
106 SW PAPOOSE PLACE
FORT WHITE, FL 32038

2027

08-6S-17-09626-122

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		286,498
TOTAL MARKET OB/XF VALUE		22,290
TOTAL LAND VALUE - MARKET		105,820
TOTAL MARKET VALUE		414,608
SOH/AGL Deduction		138,148
ASSESSED VALUE		276,460
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,049
TOTAL JUST VALUE		414,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0623	5/01/2020	QC	U	I	30	100
GRANTOR: GLENN L FISCHER						
GRANTEE: GLENN L & MARY MARG						
1246/1821	12/21/2012	PB	U	I	18	100
GRANTOR: CLERK OF COURT (LESIA						
GRANTEE: GLENN L FISCHER						

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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
12	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,400	
13	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
14	0296	SHED METAL	0	100	12	28	336.00	UT	10.00	10.00	75	2017	2017	3	75	2,520	
15	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 10,320

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

REVIEW DATE 12/09/2021 BY JB — Total Acres: 9.62 — Total Land Value: 105,820 — Market: 0 — Agricultural: 0 — Common: 105,820 — PRINTED 11/16/2026 BY SYS