LOT 30 TUSTENUGGEE HILLS S/D.
701-803, 716-362, 719-604, 762-7

COLUMBIA COUNTY, FLORIDA
P O DRAWER 1529
LAKE CITY, FL 32056-1529

2026

08-6S-17-09626-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
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

199 SW PAPOOSE PL, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		26,065
TOTAL MARKET VALUE		26,865
SOH/AGL Deduction		5,880
ASSESSED VALUE		20,985
TOTAL EXEMPTION VALUE	03	20,985
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		26,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,850

BLDG:1:3: IN A FLOOD PRONE AREA. DUE NOT REMOVE
BLDG:1:2: IN HOUSE, SPCD WAS GIVEN DUE TO THE FACT
LAND:1:2: APROX 1.50 AC, THE REST IS EASILY FLOODE
BLDG:1:1: PROPERTY WAS FLOODED IN 98, ABOUT 20 INC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11431	SFR	360	07/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0943/0766	11/27/2001	WD	Q	I	01	125,000
GRANTOR: CYNTHIA A GRABOWSKI						
GRANTEE: COLUMBIA COUNTY						
0719/0604	2/13/1990	AG	Q	V		11,000
GRANTOR: STOKES-NASSAU						
GRANTEE: GRABOWSKI						

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
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	8600	C	COUNTY	0		00	0.00	0.00	4.01	AC		1.00	1.00	0.50	13,000.00	6,500.00	26,065							

REVIEW DATE 10/05/2017 BY DF Total Acres: 4.01 Total Land Value: 26,065 Market: 0 Agricultural: 0 Common: 26,065 PRINTED 05/12/2026 BY SYS