LOT 31 TUSTENUGGEE HILLS S/D.
703-523, 881-1130, WD 1083-2495,

DIAZ MARK/DIAZ HEATHER
514 SW NEWTON CIR
FORT WHITE, FL 32038

2027

08-6S-17-09626-131

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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					

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,704
TOTAL MARKET VALUE	41,704
SOH/AGL Deduction	0
ASSESSED VALUE	41,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,704
TOTAL JUST VALUE	41,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,704

LAND:1:1: PART OF LOT FLOODS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2601	8/07/2025	WD	U	V	37	30,000
GRANTOR: GUERRERO WALFER A						
GRANTEE: DIAZ MARK						
1470/2668	6/28/2022	WD	U	V	34	18,000
GRANTOR: JEAN WOODLANDS LLC						
GRANTEE: GUERRERO WALFER A						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	4.01	AC		1.00	1.00	0.80	13,000.00	10,400.00	41,704							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 4.01 Total Land Value: 41,704 Market: 0 Agricultural: 0 Common: 41,704 PRINTED 11/17/2026 BY SYS