

LOT 36 TUSTENUGGEE HILLS S/D.
697-645, 810-879, 872-572, DC 10

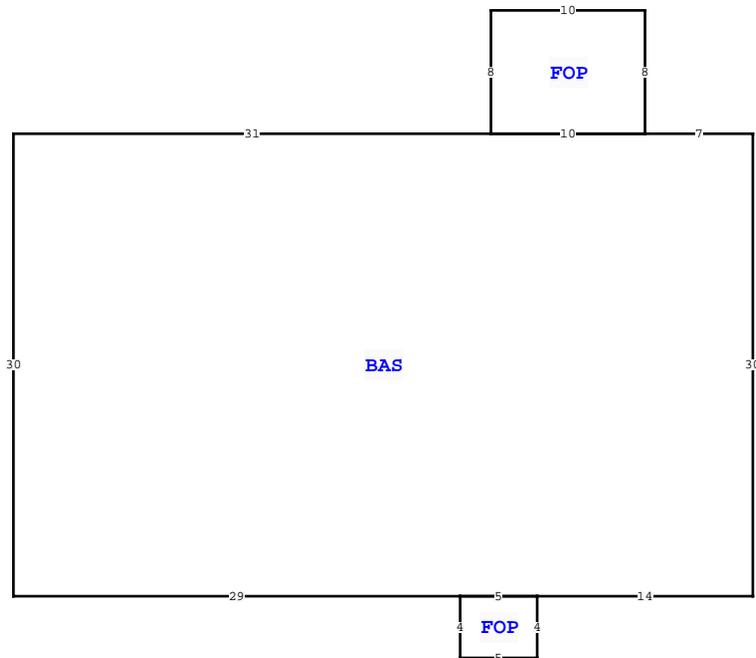
RICHARDS GRACE M
173 SW WIGWAM CT
FORT WHITE, FL 32038

2026

08-6S-17-09626-136
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	1,440	100	
FOP	20	30	
FOP	80	30	
TOTALS	1,540		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,470	118.5030	132.72	195,098	2021	2021	0	0	4.00	96.00	
3 SINGLE FAM			100% - 2022	Heated Area: 1440		HX Base Yr 2015						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			187,294
TOTAL MARKET OB/XF VALUE			11,032
TOTAL LAND VALUE - MARKET			52,780
TOTAL MARKET VALUE			251,106
SOH/AGL Deduction			39,102
ASSESSED VALUE			212,004
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			155,593
TOTAL JUST VALUE			251,106
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40294	SFR	0	08/05/2020
19242	M H	125	02/19/2002
15018	M H	125	02/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1277/2636	7/16/2014	WD	U	I	38	57,000
GRANTOR: BETTY J SPOONER						
GRANTEE: GRACE M RICHARDS						
0872/0572	11/23/1998	WD	Q	V		13,500
GRANTOR: RAMSUMAIR-MAHARAJ						
GRANTEE: SPOONER						

EXTRA FEATURES		173 SW WIGWAM CT, FORT WHITE														
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
1	0294	SHED WOOD/	0	100	24	24	576.00	UT	5.00	100	2002	2002	3	100	2,880	
2	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.00	100	2002	2002	3	100	576	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.00	100	2002	2002	3	100	576	

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=60,21] S30 E29 E5 E14 N30 W7 W10 W31 \$
FOP=[ORIG=89,51] S4 E5 N4 W5 \$
FOP=[ORIG=91,13] S8 E10 N8 W10 \$

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,780									