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

2027

08-6S-17-09626-136

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	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

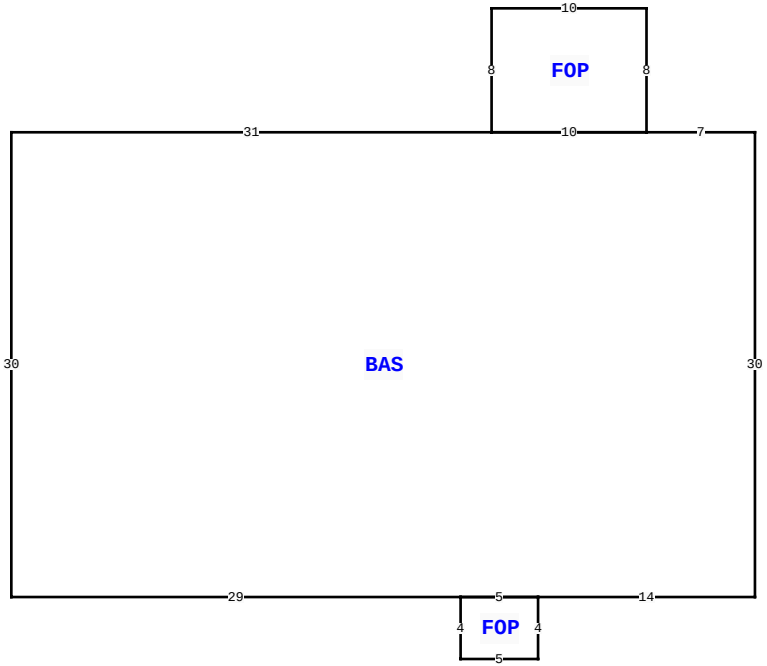
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	180,196
FOP	20	30		6	751
FOP	80	30		24	3,003
TOTALS	1,540			1,470	183,949

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	130.35	191,614	2021	2021	0	0	0	4.00	96.00

3 SINGLE FAM 100% - 2022 Heated Area: 1440 HX Base Yr 2015



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

173 SW WIGWAM CT, FORT WHITE

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	100	24	24	576.00	UT	5.00	5.00	100	2002	2002	3	100	2,880	
2	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.00	2.00	100	2002	2002	3	100	576	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.00	2.00	100	2002	2002	3	100	576	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,949
TOTAL MARKET OB/XF VALUE		11,032
TOTAL LAND VALUE - MARKET		52,780
TOTAL MARKET VALUE		247,761
SOH/AGL Deduction		29,397
ASSESSED VALUE		218,364
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		161,953
TOTAL JUST VALUE		247,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,106

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						

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 11,032

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	4.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,780							

REVIEW DATE 10/05/2021 BY TW Total Acres: 4.06 Total Land Value: 52,780 Market: 0 Agricultural: 0 Common: 52,780 PRINTED 11/17/2026 BY SYS