

BEG SW COR OF SE1/4, N 1356.57 F
 659.62 FT, S 1351.98 FT, W 738.3
 (AKA LOTS 3 & 4 TUSTENUGGEE TRAC

STEEDLEY JUSTIN
 PO BOX 1770
 HIGH SPRINGS, FL 32655

2026

12-6S-16-03816-403

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 161,600 TOTAL MARKET VALUE 161,600 SOH/AGL Deduction 0 ASSESSED VALUE 161,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 161,600 TOTAL JUST VALUE 161,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 121,200										
DOR CODE 9900 NON AG ACREAGE																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 02																											
NEIGHBORHOOD/LOC 12616.020 1.00/																SALES DATA OFF RECORD TYPE Q / V / RSN SALE Number DATE INST U / I / CD PRICE 1531/1692 1/17/2025 WD Q V 01 180,000 GRANTOR: HOLLINGSWORTH TROY GRANTEE: STEEDLEY JUSTIN 1057/0929 8/31/2005 WD U V 08 61,700 GRANTOR: CHARLES & TERRI STRIC GRANTEE: TROY & MARGARET HOL											
TOTALS																BUILDING NOTES											
EXTRA FEATURES						231 SW BAYBERRY GLN, FORT WHITE										BUILDING DIMENSIONS											
						BLD DATE LGL DATE XF DATE LAND DATE 05/07/2026 MLU INC DATE AG DATE																					
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											
																	LAND DESCRIPTION TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	20.20	AC		1.00	1.00	1.00	8,000.00	8,000.00	161,600										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.20 Total Land Value: 161,600 Market: 0 Agricultural: 0 Common: 161,600 PRINTED 06/09/2026 BY SYS																											