COMM SW COR OF SE1/4, RUN E 1310
CONT E 633.17 FT, N 686.77 FT, W
703.95 FT TO POB. (LOT 12 TUSTEN

TRUNTZ ANTHONY S/TRUNTZ SCHELLA DANIELS
1276 SW JASMINE ST
FORT WHITE, FL 32038

2027

12-6S-16-03816-412

BUILDING CHARACTERISTICS

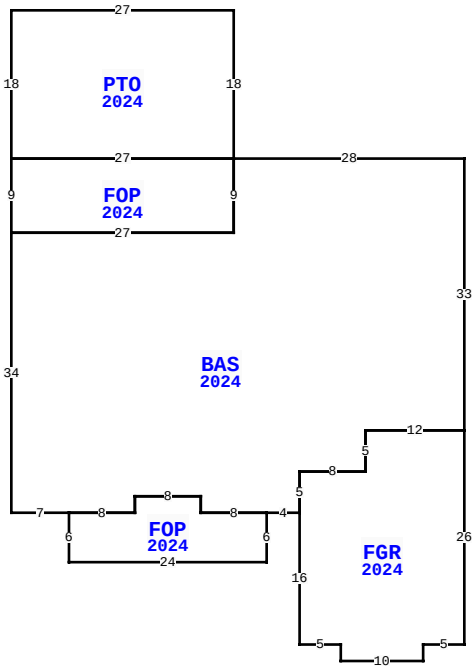
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 100
Interior Floo	13	LAM/VNLPLK 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	2024	1,946	230,738
FGR	500	55	2024	275	32,607
FOP	160	30	2024	48	5,692
FOP	243	30	2024	73	8,655
PTO	486	5	2024	24	2,846
TOTALS	3,335			2,366	280,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	109.9890	120.99	286,262	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1946 HX Base Yr 2024



1276 SW JASMINE ST, FORT WHITE

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

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	0030	BARN,MT	0	100	50	30	1,500.00	UT	15.00	15.00	100	2024	2023		100	22,500	
2	0261	PRCH, UOP	0	100	30	10	300.00	UT	8.00	8.00	100	2024	2023		100	2,400	
3	0166	CONC,PAVMT	0	100	0	0	850.00	UT	3.00	3.00	100	2024	2023		100	2,550	
4	0251	LEAN TO W/	0	100	10	30	1.00	UT	2,100.00	2,100.00	100	2026	2025		100	2,100	
5	0030	BARN,MT	0	100	30	30	1.00	UT	14,400.00	14,400.00	100	2026	2025		100	14,400	
6	0251	LEAN TO W/	0	100	12	30	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		280,537
TOTAL MARKET OB/XF VALUE		46,450
TOTAL LAND VALUE - MARKET		111,100
TOTAL MARKET VALUE		352,591
SOH/AGL Deduction		0
ASSESSED VALUE		352,591
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		301,180
TOTAL JUST VALUE		438,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056576	Electrical Servic		09/15/2026
000044657	New Residential C	370,175	08/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2247	4/14/2025	QC	U	I	11	100
GRANTOR: TRUNTZ ANTHONY						
GRANTEE: TRUNTZ ANTHONY						
1409/1020	4/03/2020	QC	U	V	11	100
GRANTOR: ANTHONY S & SCHELLA T						
GRANTEE: ANTHONY S TRUNTZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S34 E7 E8 N2 E8 S2 E8 E4 N5 E8 N5 E12 N33 W28 S9 W27 $
PTO=[YR=2024;ORIG=50,-17] S18 E27 N18 W27 $
FOP=[YR=2024;ORIG=50,1] S9 E27 N9 W27 $
FOP=[YR=2024;ORIG=57,44] S6 E24 N6 W8 N2 W8 S2 W8 $
FGR=[YR=2024;ORIG=85,39] S5 S16 E5 S2 E10 N2 E5 N26 W12 S5 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 46,450

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	5500	A	TIMBER 2	100					8.10	AC		1.00	1.00	1.00	445.00	445.00	3,604							
3	9910	M	MKT.VAL.AG	100					8.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	89,100							

REVIEW DATE 11/16/2026 BY Andres Total Acres: 10.10 Total Land Value: 25,604 Market: 89,100 Agricultural: 3,604 Common: 22,000 PRINTED 11/17/2026 BY SYS