

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

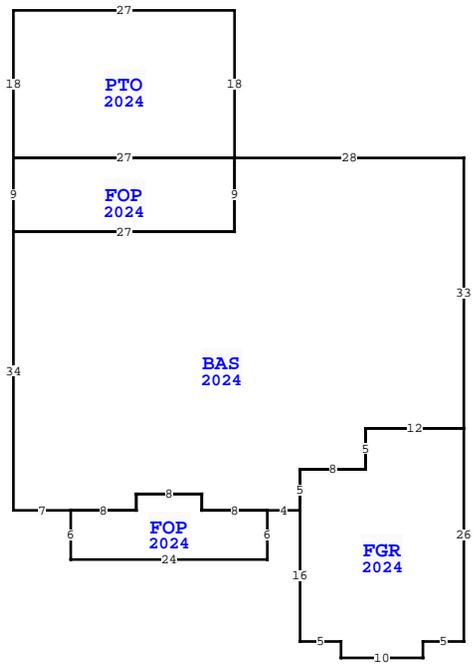
TRUNTZ ANTHONY S/TRUNTZ SCHELLA DANIELS
 1276 SW JASMINE ST
 FORT WHITE, FL 32038

2026

12-6S-16-03816-412

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	00	N/A	100
Interior Floor	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
BAS	1,946	100	2024
FGR	500	55	2024
FOP	160	30	2024
FOP	243	30	2024
PTO	486	5	2024
TOTALS	3,335		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
				Heated Area:	1946			HX Base Yr	2024		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			285,639
TOTAL MARKET OB/XF VALUE			27,450
TOTAL LAND VALUE - MARKET			95,950
TOTAL MARKET VALUE			335,693
SOH/AGL Deduction			0
ASSESSED VALUE			335,693
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			284,282
TOTAL JUST VALUE			409,039
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN,MT	0	100	50	30	1,500.00	UT	15.00	100	2024
2	0261	PRCH, UOP	0	100	30	10	300.00	UT	8.00	100	2024
3	0166	CONC, PAVMT	0	100	0	0	850.00	UT	3.00	100	2024

TOTAL OB/XF												27,450			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC	1.00				
2	5500	A	TIMBER 2	100					8.10	AC	1.00				
3	9910	M	MKT. VAL. AG	100					8.10	AC	1.00				

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/07/2025	
LAND DATE		MLU	
AG DATE			

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				27,450							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	9,500.00	9,500.00	19,000							
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	9,500.00	9,500.00	76,950							