

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

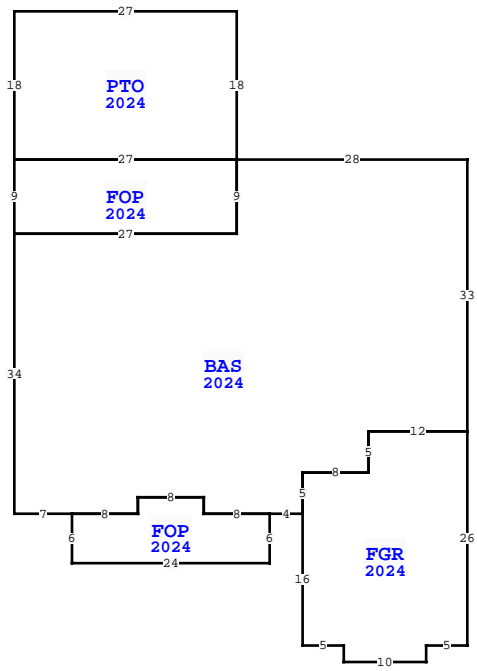
TRUNTZ ANTHONY S/TRUNTZ SCHELLA DANIELS
 1276 SW JASMINE ST
 FORT WHITE, FL 32038

2026

12-6S-16-03816-412

ELEMENT		CD	CONSTRUCTION		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	2024	1,946	234,933
FGR	500	55	2024	275	33,199
FOP	160	30	2024	48	5,795
FOP	243	30	2024	73	8,813
PTO	486	5	2024	24	2,898
TOTALS	3,335			2,366	285,639

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	123.19	291,468	2023	2023	0	0	2.00	98.00
1 SINGLE FAM			100% - 2024	Heated Area: 1946			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			285,639	
TOTAL MARKET OB/XF VALUE			46,450	
TOTAL LAND VALUE - MARKET			111,100	
TOTAL MARKET VALUE			357,693	
SOH/AGL Deduction			0	
ASSESSED VALUE			357,693	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			306,282	
TOTAL JUST VALUE			443,189	
NCON VALUE			19,000	
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0030	BARN,MT	0	100	50	30	UT	15.00	15.00	100	2024	2023		100	22,500	
2	0261	PRCH, UOP	0	100	30	10	UT	8.00	8.00	100	2024	2023		100	2,400	
3	0166	CONC,PAVMT	0	100	0	0	UT	3.00	3.00	100	2024	2023		100	2,550	
4	0251	LEAN TO W/	0	100	10	30	UT	2,100.00	2,100.00	100	2026	2025		100	2,100	
5	0030	BARN,MT	0	100	30	30	UT	14,400.00	14,400.00	100	2026	2025		100	14,400	
6	0251	LEAN TO W/	0	100	12	30	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

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

BUILDING NOTES	
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									
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	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							