AKA LOT 28 TUSTENUGGEE PLANTATIO
COMM NE COR, W 1318.54 FT FOR PO
FT, S 662.16 FT, E 659.47 FT, N

MANSKE DAVID/MANSKE KATIE
109 SW ZINNIA GLN
FORT WHITE, FL 32038

2027

13-6S-16-09696-128

BUILDING CHARACTERISTICS

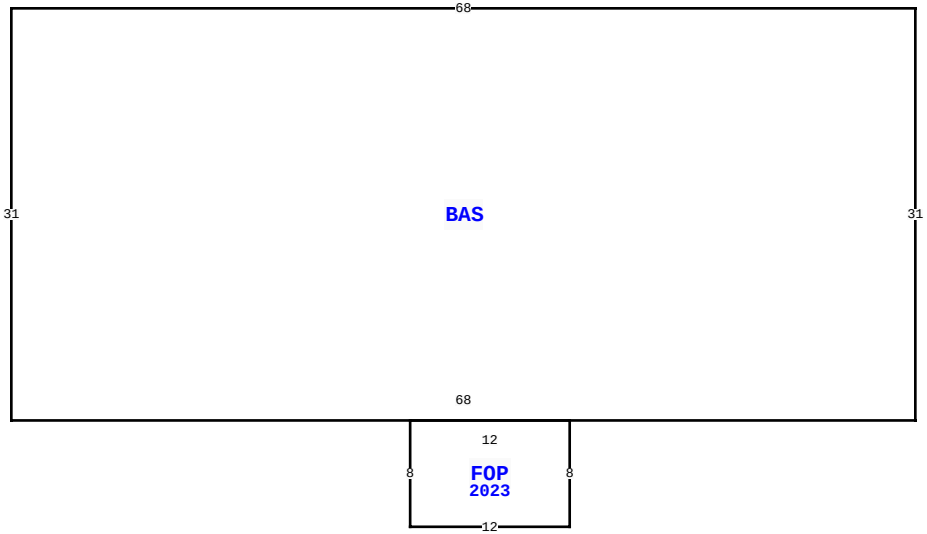
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	158,957
FOP	96	35	2023	34	2,564
TOTALS	2,204			2,142	161,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,142	124.7400	116.01	248,493	2006	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2024 Heated Area: 2108 HX Base Yr 2024



109 SW ZINNIA GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,520
TOTAL MARKET OB/XF VALUE		40,400
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		215,442
SOH/AGL Deduction		7,982
ASSESSED VALUE		207,460
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,049
TOTAL JUST VALUE		311,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24101	M H	439	02/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/1636	12/16/2022	WD	Q	I	01	290,000
GRANTOR: CANNON EARL RANDALL						
GRANTEE: MANSKE DAVID						
1324/1466	10/06/2016	WD	Q	I	01	135,000
GRANTOR: DAVID E & KAREN F MOO						
GRANTEE: EARL RANDALL & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W68 S31 E68 N31 $
FOP=[YR=2023;ORIG=-38,31] S8 E12 N8 W12 $
.

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	0296	SHED METAL	0	100	10	12	120.00	UT	12.00	12.00	100	2006	2006	3	100	1,440	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
5	0296	SHED METAL	0	100	30	26	780.00	UT	12.00	12.00	100	2023	2022		100	9,360	
6	0296	SHED METAL	0	100	30	26	780.00	UT	12.00	12.00	100	2023	2022		100	9,360	
7	0081	DECKING WI	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
9	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
10	0040	BARN,POLE	0	100	38	36	1,368.00	UT	5.00	5.00	100	2023	2022		100	6,840	

LAND DESCRIPTION

TOTAL OB/XF 40,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	100					7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	5600	A	TIMBER 3	100					2.00	AC		1.00	1.00	1.00	281.00	281.00	562							
4	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 01/30/2023 BY ME Total Acres: 10.00 Total Land Value: 13,522 Market: 99,000 Agricultural: 2,522 Common: 11,000 PRINTED 11/17/2026 BY SYS