

AKA LOT 29 TUSTENUGEE PLANTATION
 COMM NE COR, RUN W 1977.81 FT FO
 659.27 FT, S 662.17 FT, E 659.47

MCKENZIE TERRY/BOOTH NICOLE SHANNA
 225 SW ZINNIA GLN
 FORT WHITE, FL 32038

2026

13-6S-16-09696-129



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18617.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
TOTALS	1,056		66,969

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2021	02	1,056	113.9000	109.34	115,463	2008	2008	0	0	42.00	58.00		
1 MANUF 1 100% - 2025 Heated Area: 1056 HX Base Yr 2024													
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>													
225 SW ZINNIA GLN, FORT WHITE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	284,851			
TOTAL MARKET OB/XF VALUE	26,000			
TOTAL LAND VALUE - MARKET	110,000			
TOTAL MARKET VALUE	420,851			
SOH/AGL Deduction	89,236			
ASSESSED VALUE	331,615			
TOTAL EXEMPTION VALUE	HX HB DH DHB WX 107,822			
BASE TAXABLE VALUE	223,793			
TOTAL JUST VALUE	420,851			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	404,858			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045852	Mobile Home		11/03/2022
26436	M H	594	11/19/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/1101	4/22/2022	WD	Q	I	01	195,000
GRANTOR: BALDWIN JOSEPH T						
GRANTEE: MCKENZIE TERRY						
1001/2543	11/15/2003	WD	Q	V		33,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: JOSEPH T & JULIA BA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 S24 E44 N24\$.	

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	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0060	CARPORT F	0	100	0	0	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
3	0294	SHED WOOD/	0	100	0	0	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0294	SHED WOOD/	0	100	0	0	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
5	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
6	0030	BARN, MT	0	100	0	0	UT	12,000.00	12,000.00	100	2024	2023		100	12,000	
TOTAL OB/XF 26,000																

LAND DESCRIPTION										TOTAL OB/XF										26,000				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							
2	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

