AKA LOT 32, TUSTENUGGEE PLANTATI
COMM NE COR, RUN W 659.27 FT, S
POB, CONT S 662.15 FT, W 659.66

LITTLE RUSSELL J SR/LITTLE BARBARA A
10437 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

13-6S-16-09696-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1263 SW MARIGOLD PL, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,000
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	20,454
SOH/AGL Deduction	0
ASSESSED VALUE	20,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,454
TOTAL JUST VALUE	126,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36334	PUMP/UTPOL	50	02/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/1583	8/01/2025	LE	U	I	14	100
GRANTOR: LITTLE RUSSELL J AKA						
GRANTEE: LITTLE RUSSELL JR (						
1352/2681	2/02/2018	WD	Q	V	05	105,000
GRANTOR: JOHN JR & KAREN A BER						
GRANTEE: RUSSELL J SR & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

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	0001	RES MISC	0	0	12	30	360.00	UT	25.00	25.00	100	2018	2018	3	100	9,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 16,000

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	5500	A	TIMBER 2	0			0.00	0.00	10.01	AC		1.00	1.00	1.00	445.00	445.00	4,454							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 06/05/2018 BY DF Total Acres: 10.01 Total Land Value: 4,454 Market: 110,110 Agricultural: 4,454 Common: 0 PRINTED 06/08/2026 BY SYS