

AKA LOT 37 TUSTENUGGEE
PLANTATION UNIT 2 UNREC:
COMM NE COR, RUN W 659.27 FT,

BARONE GIOVANNI
1260 SW MARIGOLD PL
FORT WHITE, FL 32038-6519

2026

13-6S-16-09696-137

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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
BAS	2,328	100	2024
FOP	28	35	2024
TOTALS	2,356		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	4	100%	- 2024	Heated Area: 2328		HX Base Yr 2024				
TOTALS			2,338								279,060

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			279,060	
TOTAL MARKET OB/XF VALUE			34,190	
TOTAL LAND VALUE - MARKET			110,000	
TOTAL MARKET VALUE			326,293	
SOH/AGL Deduction			109,255	
ASSESSED VALUE			217,038	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			165,627	
TOTAL JUST VALUE			423,250	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			405,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045901	Mobile Home		11/14/2022
35706	PUMP/UTPOL	50	08/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0078	1/27/2017	WD	Q	V	01	42,500
GRANTOR: JIMMY WOOD						
GRANTEE: GIOVANNI BARONE						
1293/1520	4/24/2015	WD	U	V	30	32,000
GRANTOR: DONNA MARIE CUNNAGIN						
GRANTEE: JIMMY WOOD (SINGLE)						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0031	BARN,MT AE	0	100	18	25	450.00	UT	9.00	9.00	100
2	0251	LEAN TO W/	0	100	12	25	300.00	UT	3.50	3.50	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0070	CARPORT UF	0	100	18	30	540.00	UT	1.00	1.00	100
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,800.00	1,800.00	100
8	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100
9	0030	BARN,MT	0	100	25	42	1.00	UT	15,750.00	15,750.00	100

TOTAL OB/XF												34,190			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC					
2	5700	A	TIMBER 4	100					9.00	AC					
3	9910	M	MKT.VAL.AG	100					9.00	AC					

BUILDING NOTES											
BAS=[YR=2024;ORIG=50,-10] W76 S31 E23 U4R2 E6 S4 E45 N31 \$											
FOP=[YR=2024;ORIG=5,21] N4 W6 D4L2 E8 \$											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=50,-10] W76 S31 E23 U4R2 E6 S4 E45 N31 \$											
FOP=[YR=2024;ORIG=5,21] N4 W6 D4L2 E8 \$											

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5700	A	TIMBER 4	100					9.00	AC		1.00	1.00	1.00	227.00	227.00	2,043							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							