AKA LOT 39 TUSTENUGEE PLANTATION
COMM NE COR, W 1977.81 FT, S 132
CONT S 662.15 FT, W 659.86 FT, N

SKIVER PAUL L/SKIVER JESSICA
225 SW WALLFLOWER GLN
FORT WHITE, FL 32038

2027

13-6S-16-09696-139

BUILDING CHARACTERISTICS

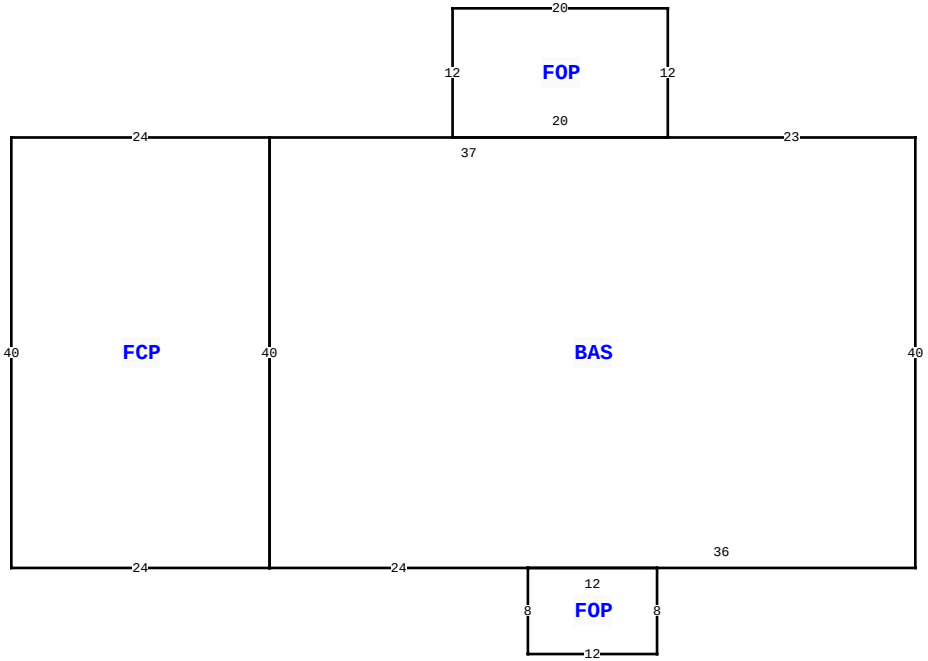
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,400	100		2,400	227,885
FCP	960	25		240	22,789
FOP	96	30		29	2,754
FOP	240	30		72	6,837
TOTALS	3,696			2,741	260,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,741	107.9040	118.69	325,329	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2400 HX Base Yr 2006



225 SW WALLFLOWER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	10	24	120.00	UT	9.00	9.00	100	2005	2005	3	100	1,080	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		260,263
TOTAL MARKET OB/XF VALUE		2,180
TOTAL LAND VALUE - MARKET		70,300
TOTAL MARKET VALUE		332,743
SOH/AGL Deduction		130,464
ASSESSED VALUE		202,279
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,868
TOTAL JUST VALUE		332,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22443	SFR	645	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0969/0048	12/01/2002	WD	Q	V		30,000

GRANTOR: COLUMBIA PLANTATION C

GRANTEE: PAUL & JESSICA SKIV

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N12 W20 S12 E20$ W37 FCP= W24 S40 E24 N40$ S40 E24 FOP= S8 E12 N8 W12$ E36 N40$.

LAND DESCRIPTION

TOTAL OB/XF 2,180

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	0100	C	SFR	100		A-1	0.00	0.00	7.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,300							

REVIEW DATE BY Total Acres: 7.03 Total Land Value: 70,300 Market: 0 Agricultural: 0 Common: 70,300 PRINTED 11/16/2026 BY SYS