AKA LOT 43 TUSTENUGGEE
PLANTATION UNIT II UNREC:
COMM AT NE COR OF SEC, RUN S

BUSTAMANTE JUAN G/BUSTAMANTE ANA MARIA
224 SW LANTANA CT
FT WHITE, FL 32038

2027

13-6S-16-09696-143

BUILDING CHARACTERISTICS

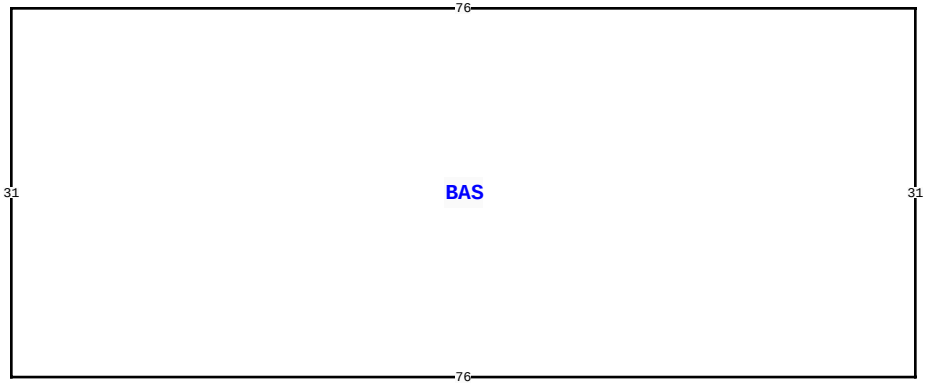
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	13616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	132,056
TOTALS	2,356			2,356	132,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	115.9000	107.79	253,953	2004	2004	3	0	0	45.00	52.00

1 MANUF 1 100% - 2008 Heated Area: 2356 HX Base Yr 2008



224 SW LANTANA CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
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	8	12	96.00	UT	7.50	7.50	100	2003	2003	3	100	720	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,056
TOTAL MARKET OB/XF VALUE		3,020
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		150,085
SOH/AGL Deduction		66,065
ASSESSED VALUE		84,020
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		27,609
TOTAL JUST VALUE		245,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,607

SALE:2:1: SEVERAL PARCELS ON DEED - $800 PER ACRE.

SALE:1:1: 8 PARCELS 3,235 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21552	M H	393	02/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1120/2589	5/30/2007	WD	Q	I	01	100
GRANTOR: FERNANDO GARCIA						
GRANTEE: JUAN & ANA MARIA BU						
1012/0118	3/31/2004	WD	Q	V		30,000
GRANTOR: BUSTAMANTE & ESCOBAR						
GRANTEE: FERNANDO GARCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 3,020

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							

REVIEW DATE 07/07/2010 BY DF Total Acres: 10.01 Total Land Value: 15,009 Market: 99,110 Agricultural: 4,009 Common: 11,000 PRINTED 11/16/2026 BY SYS