COMM SE COR OF SE1/4 OF SW1/4, R
FOR POB, CONT N 383.11 FT, W 570
FT, E 569.55 FT TO POB.

TUSING JAMES E/TUSING STACY A WILSON
500 SW SPIRIT AVE
FORT WHITE, FL 32038

2027

13-7S-16-04203-015

BUILDING CHARACTERISTICS

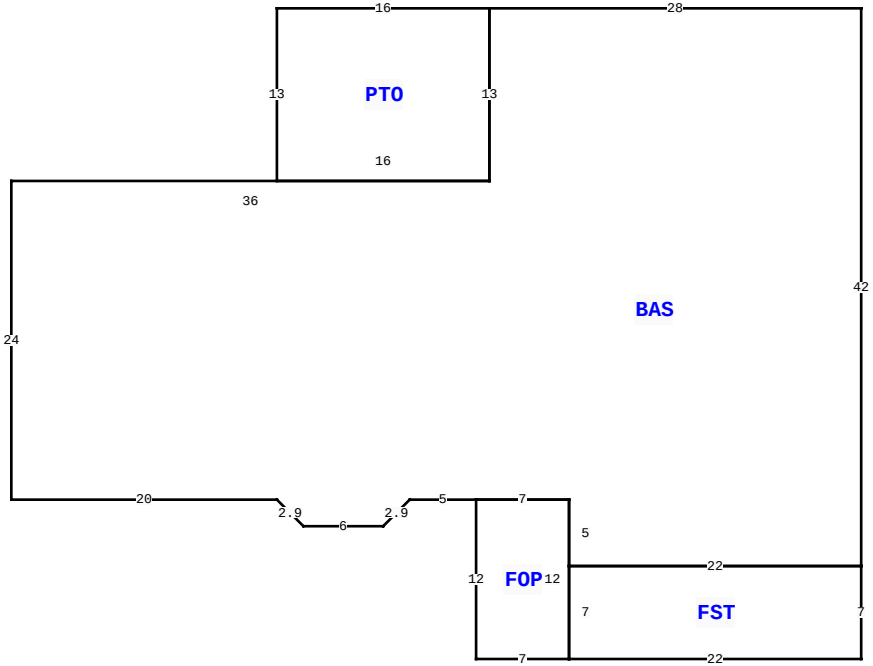
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100		2,026	194,122
FOP	84	30		25	2,395
FST	154	55		85	8,144
PTO	208	5		10	958
TOTALS	2,472			2,146	205,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	111.6720	122.84	263,615	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2026 HX Base Yr 2004



500 SW SPIRIT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	18	21	378.00	UT	2.00	2.00	100	2003	2003	3	100	756	
3	0294	SHED WOOD/	0	100	8	8	64.00	UT	4.50	4.50	100	2003	2003	3	100	288	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	150	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	150	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		205,620
TOTAL MARKET OB/XF VALUE		3,394
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		274,144
SOH/AGL Deduction		96,199
ASSESSED VALUE		177,945
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,534
TOTAL JUST VALUE		274,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20335	SFR	352	01/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0970/0402	11/27/2002	WD	Q	V		31,900

GRANTOR: M SULLIVAN AS CUSTODI

GRANTEE: JAMES TUSING & STAC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 PTO= W16 S13 E16 N13$ S13 W36 S24 E20 R2 D2 E6 U2 R2 E5 FOP= S12 E7 N12 W7$ E7 S5 FST= S7 E22 N7 W22$ E22 N42$.

LAND DESCRIPTION

TOTAL OB/XF 3,394

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 07/06/2015 BY TW Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS