

COMM SW COR, RUN E 40 FT TO E R/
861.50 FT FOR POB, CONT N 352.17
618.91 FT TO E LINE OF W1/2 OF S

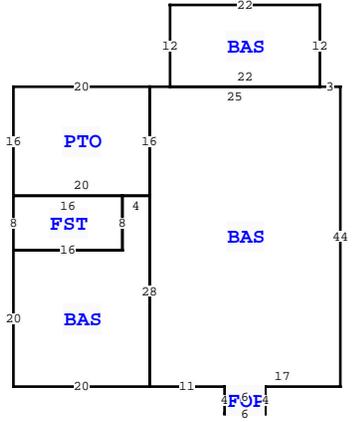
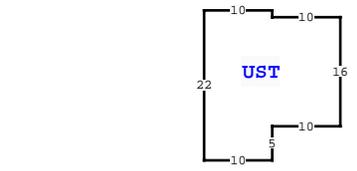
JURCZEWSKY KODY ALAN/JURCZEWSKY KATIE ELAINE
12471 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

17-6S-17-09692-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	32	HARDIE BRD	20
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	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	17617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	264	100	
BAS	432	100	
BAS	1,232	100	
FOP	24	30	
FST	128	55	
PTO	320	5	
UST	380	45	
TOTALS	2,780		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,192	129.8880	148.07	324,569	1972	1972	0	0	35.00	65.00
1 SINGLE FAM 100% - 2023 Heated Area: 1928 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			210,970
TOTAL MARKET OB/XF VALUE			5,740
TOTAL LAND VALUE - MARKET			56,000
TOTAL MARKET VALUE			243,820
SOH/AGL Deduction			47,045
ASSESSED VALUE			196,775
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			140,364
TOTAL JUST VALUE			272,710
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050459	Electrical Servic	0	07/29/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1640	8/16/2022	WD	U	I	30	282,000
GRANTOR: JURCZEWSKY KEITH						
GRANTEE: JURCZEWSKY KODY ALA						
1461/342	2/25/2022	WD	Q	I	01	282,000
GRANTOR: BROWN EMMA J						
GRANTEE: JURCZEWSKY KEITH						

EXTRA FEATURES																	
L N	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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0020	BARN, FR	0	100	30	46	1,380.00	UT	10.00	10.00	30	2013	2013	3	30	4,140	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
TOTALS															5,740		

LAND DESCRIPTION															TOTAL OB/XF									
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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	370.00	370.00	1,110							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							