

COMM SW COR OF SEC, E 40 FT TO
E R/W CR-131 FOR POB, RUN N
430.75 FT, E 618.04 FT, S

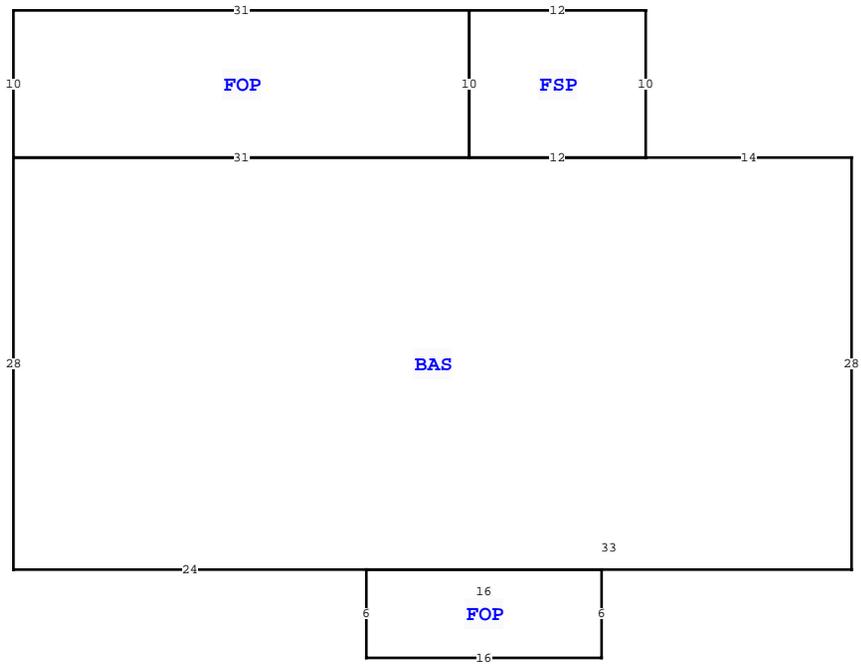
HIGGINS KENNETH D
12637 SW TUSTENUGGEE
FORT WHITE, FL 32038

2026

17-6S-17-09692-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,596	100	
FOP	96	30	
FOP	310	30	
FSP	120	40	
TOTALS	2,122		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019								
Heated Area: 1596						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	218,074			
TOTAL MARKET OB/XF VALUE	4,250			
TOTAL LAND VALUE - MARKET	73,680			
TOTAL MARKET VALUE	296,004			
SOH/AGL Deduction	94,148			
ASSESSED VALUE	201,856			
TOTAL EXEMPTION VALUE	HX HB 13 201,856			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	296,004			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	282,686			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19027	SFR	288	12/07/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/2077	9/15/2017	WD Q	Q	I	01	219,900
GRANTOR: JOHNNY SELLERS & ROND						
GRANTEE: KENNETH D HIGGINS						
1162/1854	11/21/2008	WD Q	Q	I		190,000
GRANTOR: NELSON F & MILAGROS M						
GRANTEE: JOHNNY & RONDA SELL						

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	0070	CARPORT UF	0	100	0	0	0	1.00	UT 0.00	100	2013	2013	3	100	300	
2	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	100	2013	2013	3	100	200	
3	0296	SHED METAL	0	100	0	0	0	360.00	UT 10.00	100	2013	2013	3	100	3,600	
4	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	100	2013	2013	3	100	50	
5	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	100	2017	2017	3	100	100	

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS= W14 FSP= N10 W12 S10 E12\$ W12 FOP= N10 W31 S10 E31\$ W31 S28 E24 FOP= S6 E16 N6 W16\$ E33 N28\$.		

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	1.64	AC		1.00	1.00	1.00	12,000.00	12,000.00	19,680									
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	54,000									