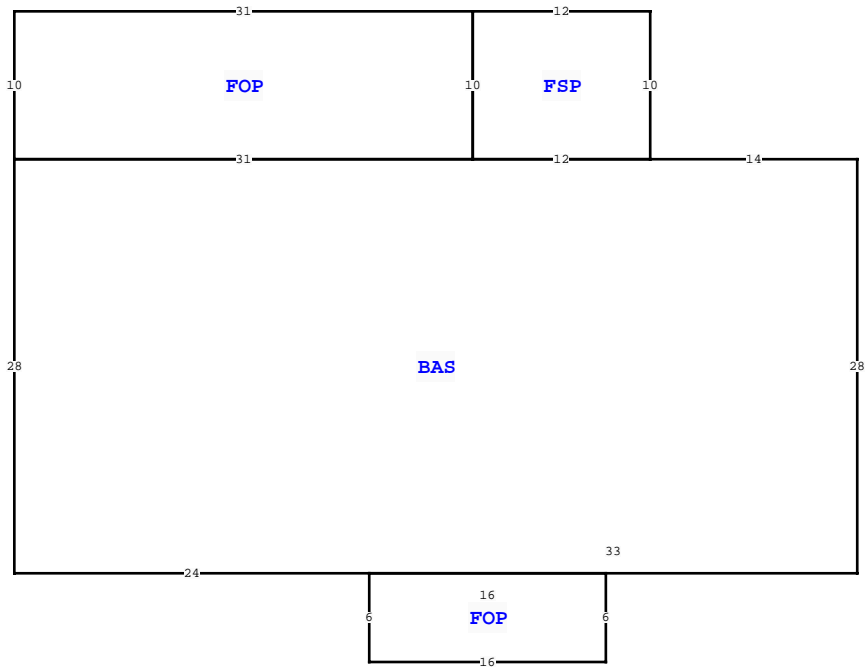




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
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

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	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	193,629
FOP	96	30		29	3,518
FOP	310	30		93	11,283
FSP	120	40		48	5,824
<b>TOTALS</b>	<b>2,122</b>			<b>1,766</b>	<b>214,253</b>

EXTRA FEATURES: 12637 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		214,253	
TOTAL MARKET OB/XF VALUE		4,250	
TOTAL LAND VALUE - MARKET		73,680	
TOTAL MARKET VALUE		292,183	
SOH/AGL Deduction		90,327	
ASSESSED VALUE		201,856	
TOTAL EXEMPTION VALUE	HX HB 13	201,856	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		292,183	
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						

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\$.	

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

LAND DESCRIPTION TOTAL OB/XF 4,250

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							