

NW1/4 OF NW1/4, EX RD R/W, EX
 5 AC DESC ORB 1396-864.
 416-670,

LITES GARRY J/LITES DEBRA N
 2084 SW TOMMY LITES ST
 FORT WHITE, FL 32038

2026

17-6S-17-09694-001


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 205,560 TOTAL MARKET VALUE 9,593 SOH/AGL Deduction 0 ASSESSED VALUE 9,593 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,593 TOTAL JUST VALUE 205,560 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 137,040										
DOR CODE 6200 PASTURE CLS33																PERMIT NUM DESCRIPTION AMT ISSUED 20352 M H 125 01/24/2003											
MAP NUM MKT AREA 02																SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / I CD PRICE											
NEIGHBORHOOD/LOC 17617.00 1.00/																BUILDING NOTES											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											BUILDING DIMENSIONS											
TOTALS																											
EXTRA FEATURES						11721 SW TUSTENUGGEE AVE, FORT WHITE																					
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											
																	TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.26	AC		1.00	1.00	1.00	280.00	280.00	9,593										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.26	AC		1.00	1.00	1.00	6,000.00	6,000.00	205,560										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 34.26 Total Land Value: 9,593 Market: 205,560 Agricultural: 9,593 Common: 0 PRINTED 06/09/2026 BY SYS																											