

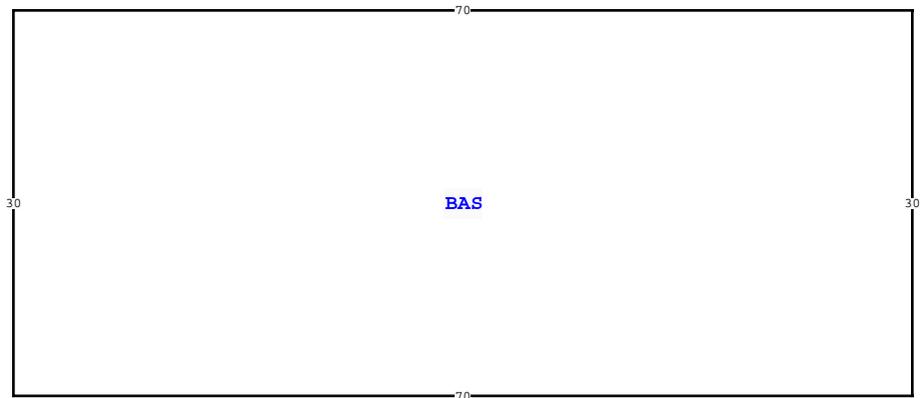
AKA LOT 4 TUSTENUGGEE  
 PLANTATION UNIT 1 UNREC: COMM  
 NE COR, RUN W 2616.44 FT FOR

WILDS DAVID  
 230 SW MOONFLOWER CT  
 FT WHITE, FL 32038

**2026**

18-6S-17-09696-104  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18617.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,100	100	
TOTALS	2,100		2,100 98,926

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,100	91.1200	85.65	179,865	2006	2006	0	0	45.00	55.00		
1 MANUF 1		100% - 2012		Heated Area: 2100				HX Base Yr 2012					
													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/06/2026			MLU							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	98,926		
TOTAL MARKET OB/XF VALUE	8,300		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	132,786		
SOH/AGL Deduction	81,272		
ASSESSED VALUE	51,514		
TOTAL EXEMPTION VALUE	HX HB SX 51,514		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	217,226		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	202,226		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23998	M H	480	12/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/1905	10/21/2011	WD	U	I	18	0
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DAVID WILDS						
1223/1404	10/21/2011	WD	U	I	18	61,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DAVID WILDS						

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	100	2013	2013	3	100	400	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	500	
3	0263	PRCH, USP	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	400	
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W70 S30 E70 N30\$.	

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							