

AKA LOT 5 TUSTENUGGEE PLANTATION  
 COMM NE COR, RUN W 3724.38 FT FO  
 657.94 FT, S 662.15 FT, E 657.94

MAYER ALAN F/MAYER REBECCA M  
 231 SW HEATHER CT  
 FORT WHITE, FL 32038

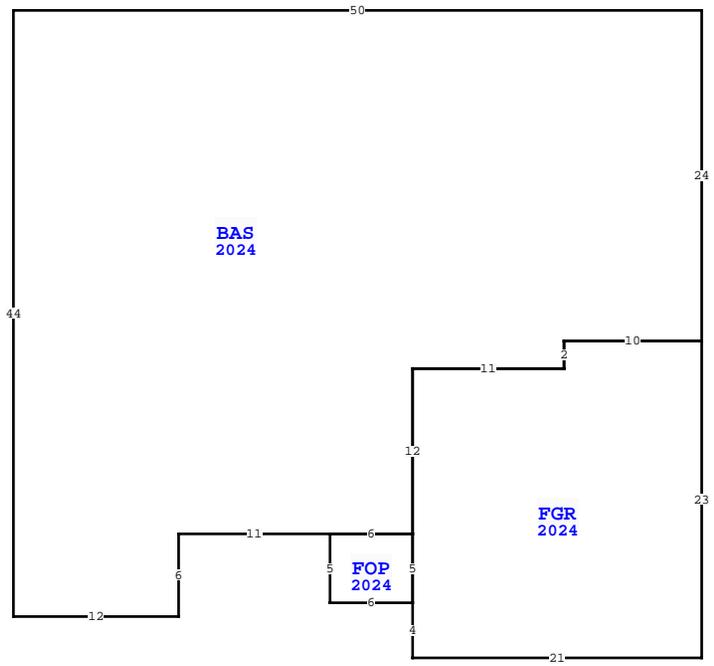
2026

18-6S-17-09696-105



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100			
Exterior Wall	00	N/A	0			
Roof Structure	08	IRREGULAR	100			
Roof Cover	12	MODULAR MT	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	13	LAM/VNLPLK	100			
Interior Floor	00	N/A	0			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		3	100			
Bathrooms		2	100			
Frame	02	WOOD FRAME	100			
Stories	1.	1.	100			
Units		0	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	18617.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,700	100	2024	1,700	217,979	
FGR	461	55	2024	254	32,568	
FOP	30	30	2024	9	1,154	
TOTALS	2,191			1,963	251,702	

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%	- 2024		Heated Area: 1700					HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			251,702	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			110,000	
TOTAL MARKET VALUE			308,927	
SOH/AGL Deduction			4,692	
ASSESSED VALUE			304,235	
TOTAL EXEMPTION VALUE	HX HB 13		304,235	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			361,702	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			349,271	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046176	New Residential C	270,000	12/29/2022
19993	TR/TRAILER	75	09/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/331	8/18/2022	WD	U	V	11	100
GRANTOR: MAYER ALAN F						
GRANTEE: MAYER ALAN F						
1464/2126	4/15/2022	WD	Q	I	01	90,000
GRANTOR: LAZARUS JONATHAN T						
GRANTEE: MAYER ALAN F						

EXTRA FEATURES		231 SW HEATHER CT, 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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU
		04/28/2023	SPF

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2024;ORIG=60,10] S44 E12 N6 E11 E6 N12 E11 N2 E10 N24 W50 \$																
FGR=[YR=2024;ORIG=89,36] S12 S5 S4 E21 N23 W10 S2 W11 \$																
POP=[YR=2024;ORIG=83,48] S5 E6 N5 W6 \$																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							
2	5500	A	TIMBER 2	0					5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT.VAL.AG	0					5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							