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

2027

18-6S-17-09696-105

BUILDING CHARACTERISTICS

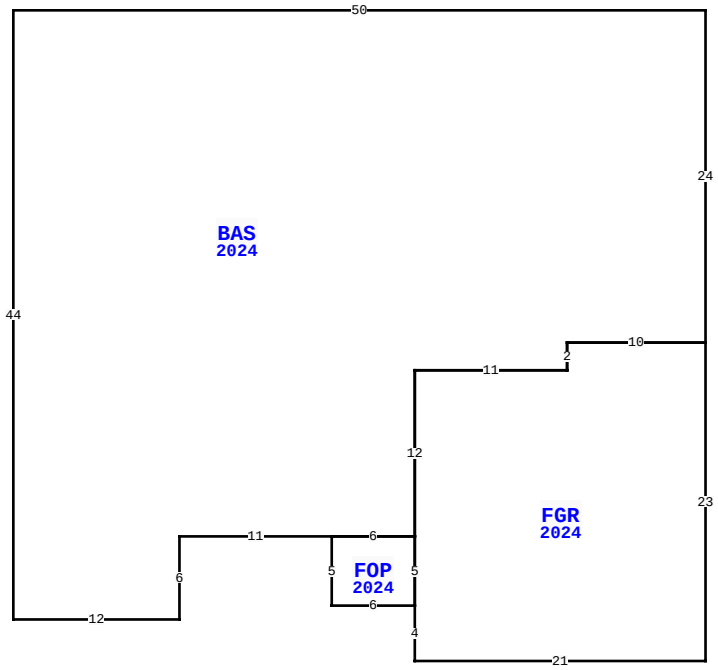
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	214,081
FGR	461	55	2024	254	31,986
FOP	30	30	2024	9	1,134
TOTALS	2,191			1,963	247,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,963	116.8200	128.50	252,246	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1700 HX Base Yr 2024



231 SW HEATHER CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	247,201
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	304,426
SOH/AGL Deduction	0
ASSESSED VALUE	304,426
TOTAL EXEMPTION VALUE	HX HB 13 304,426
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	357,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,702

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						

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 $
FOP=[YR=2024;ORIG=83,48] S5 E6 N5 W6 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 12/21/2023 BY HC Total Acres: 10.00 Total Land Value: 57,225 Market: 55,000 Agricultural: 2,225 Common: 55,000 PRINTED 11/17/2026 BY SYS