AKA LOT 8 TUSTENUGGEE PLANTATION
COMM NE COR, RUN W 3724.38, S 66
CONT S 662.15 FT, W 657.94 FT, N

GOSSELIN ROBERT DANIEL JR/GOSSELIN DONNA COX
157 SW HEATHER CT
FORT WHITE, FL 32038

2027

18-6S-17-09696-108

BUILDING CHARACTERISTICS

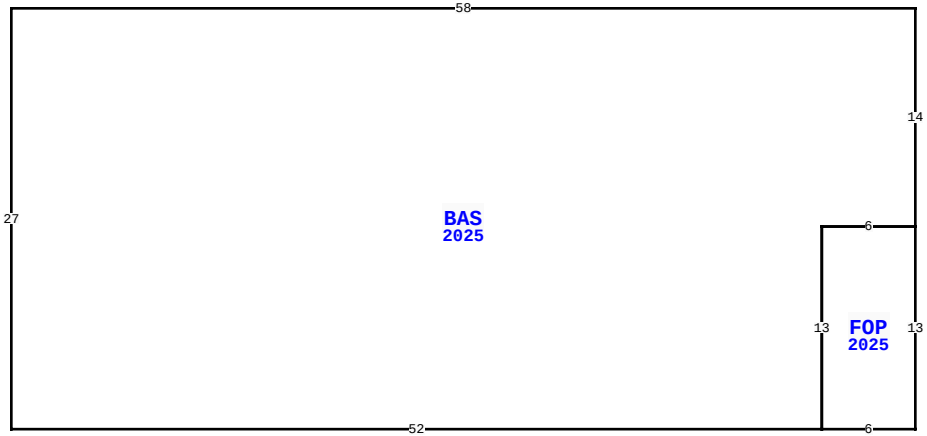
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,488	100	2025	1,488	163,848
FOP	78	35	2025	27	2,973
TOTALS	1,566			1,515	166,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,515	113.5000	112.36	170,225	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2025 Heated Area: 1488 HX Base Yr 2025



157 SW HEATHER CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,820
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		188,825
SOH/AGL Deduction		70,423
ASSESSED VALUE		118,402
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		16,991
TOTAL JUST VALUE		283,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050227	Mobile Home		06/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2489	2/22/2024	WD	Q	V	01	133,000
GRANTOR: FLORES JULIO C						
GRANTEE: GOSSELIN ROBERT DAN						
1017/1886	6/01/2004	WD	Q	V		36,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: JULIO C & ROSA M FL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,-10] W58 S27 E52 N13 E6 N14 $
FOP=[YR=2025;ORIG=14,4] E6 S13 W6 N13 $
.

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
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 07/31/2024 BY JB Total Acres: 10.00 Total Land Value: 15,005 Market: 99,000 Agricultural: 4,005 Common: 11,000 PRINTED 11/17/2026 BY SYS