LOT 9 TUSTENUGGEE PLANTATIONS
UNIT 1 UNREC: COMM NE COR, RUN
W 2616.44 FT, S 662.15 FT FOR

HATHAN RAPHAT SHWY
631 SW MERIGOLD PL
FORT WHITE, FL 32038

2027

18-6S-17-09696-109

BUILDING CHARACTERISTICS

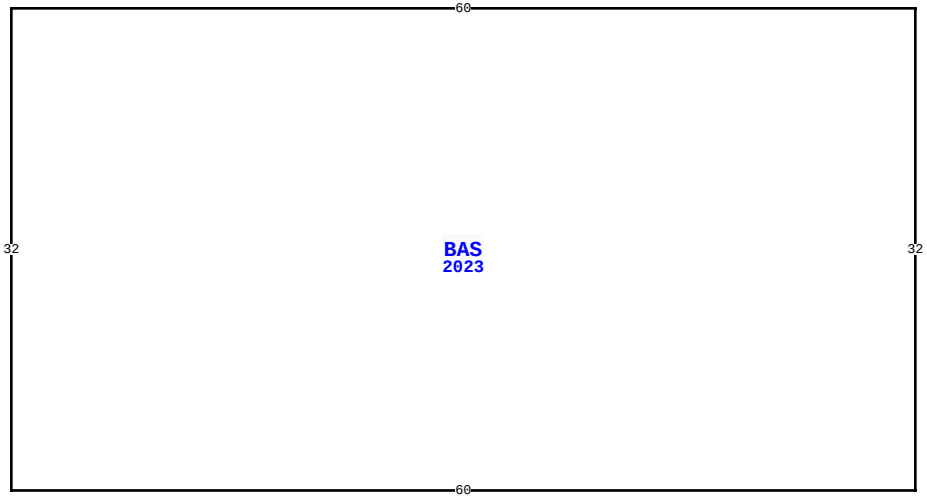
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,920	100	2023	1,920	118,548
TOTALS	1,920			1,920	118,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,920	113.5000	90.80	174,336	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2023 Heated Area: 1920 HX Base Yr 2023



631 SW MARIGOLD PL, FORT WHITE

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

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	0030	BARN,MT	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2023	2022		100	20,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2023	2022		100	2,400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,548
TOTAL MARKET OB/XF VALUE		30,600
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		162,668
SOH/AGL Deduction		0
ASSESSED VALUE		162,668
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,257
TOTAL JUST VALUE		259,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044456	Mobile Home		05/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/1993	4/10/2020	WD	Q	V	01	51,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: RAPHAT SHWY HATHAN						
1407/2499	2/26/2020	CT	U	V	18	100
GRANTOR: CLERK OF COURT (CHARL						
GRANTEE: COLUMBIA PLANTATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,15] E60 S32 W60 N32 $
.

LAND DESCRIPTION

TOTAL OB/XF 30,600

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 07/06/2022 BY JB Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/17/2026 BY SYS