

AKA LOT 10 TUSTENUGGEE PLANTATIO  
COR, RUN W 1958.50 FT, S 662.15  
S 662.15 FT, W 657.94 FT, N 662.

FANNIN TERRY E/FANNIN NORMA J  
483 SW MARIGOLD PL  
FORT WHITE, FL 32038

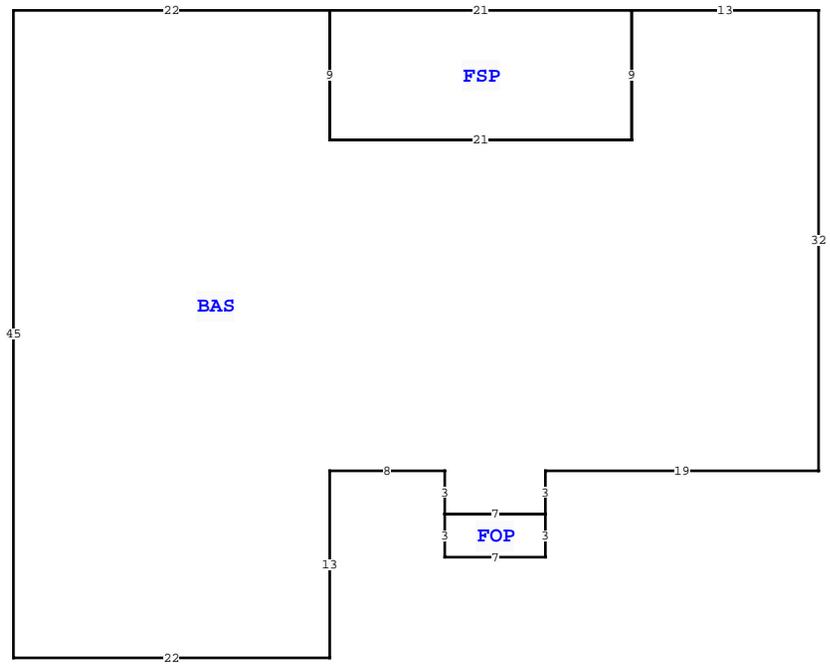
2026

18-6S-17-09696-110



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18617.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,910	100	
FOP	21	30	
FSP	189	40	
TOTALS	2,120		

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%	- 2019		Heated Area: 1910					HX Base Yr 2019	



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		207,112	
TOTAL MARKET OB/XF VALUE		29,780	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		346,892	
SOH/AGL Deduction		125,833	
ASSESSED VALUE		221,059	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		169,648	
TOTAL JUST VALUE		346,892	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,514	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043835	Roof Replacement	16,911	03/03/2022
37315	PUMP/UTPOL	50	10/15/2018
21140	SFR	320	10/06/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1358	4/09/2018	WD	U	I	30	52,000
GRANTOR: TERRY E FANNIN & NORM						
GRANTEE: TERRY E & NORMA J F						
1357/0523	3/29/2018	WD	Q	I	01	195,000
GRANTOR: JANTZEN L & VICTORIA						
GRANTEE: TERRY E & NORMA J F						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
2	0031	BARN,MT AE	0	100	24	45	1,080.00	UT	11.00	100	2018	2018	3	100	11,880	
3	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	11.00	100	2018	2018	3	100	16,500	
4	0252	LEAN-TO W/	0	100	12	50	600.00	UT	2.00	100	2018	2018	3	100	1,200	
TOTALS															29,780	

LAND DESCRIPTION																								
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	0100	C	SFR	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							