AKA LOT 15 TUSTENUGGEE PLANTATIO
NE COR, RUN W 1958.50 FT, S 1324
CONT S 662.15 FT, W 657.94 FT, N

DAILEY LARRY
480 SW MARGIGOLD PL
FORT WHITE, FL 32038

2027

18-6S-17-09696-115

BUILDING CHARACTERISTICS

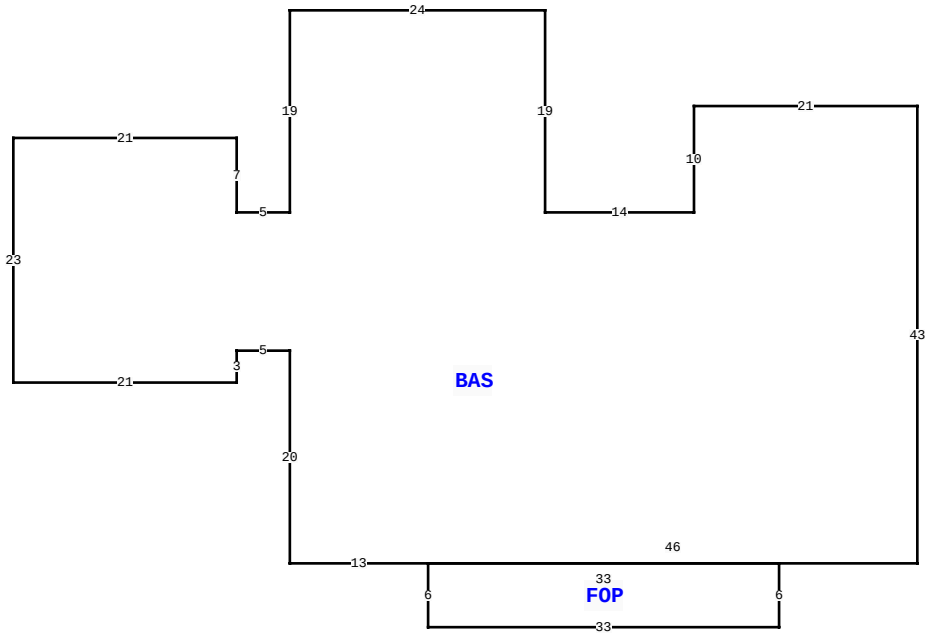
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	06	06
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,161	100		3,161	399,367
FOP	198	30		59	7,454
TOTALS	3,359			3,220	406,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,220	127.6180	140.38	452,024	2003	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2025 Heated Area: 3161 HX Base Yr 2025



480 SW MARIGOLD PL, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	500.00	100	2024	2023		100	500	
4	0030	BARN,MT	0	100	50	55	2,750.00	UT	15.00	15.00	100	2025	2024		100	41,250	
5	0030	BARN,MT	0	100	0	0	1.00	UT	8,100.00	8,100.00	100	2025	2024		100	8,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		406,822
TOTAL MARKET OB/XF VALUE		50,150
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		566,972
SOH/AGL Deduction		331,595
ASSESSED VALUE		235,377
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,966
TOTAL JUST VALUE		566,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048746	Electrical Servic	0	11/29/2023
000047766	Roof Replacement	18,000	07/27/2023
20747	ADDN SFR	99	05/28/2003
20528	SFR	449	03/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2710	6/30/2023	WD	Q	I	01	580,000
GRANTOR: LEACH ROGER D AKA ROG						
GRANTEE: DAILEY LARRY						
1441/879	6/28/2021	WD	Q	I	01	428,000
GRANTOR: DREW DEVELOPMENT LLC						
GRANTEE: LEACH ROGER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S10 W14 N19 W24 S19 W5 N7 W21 S23 E21 N3 E5 S20 E13
FOP= S6 E33 N6 W33$ E46 N43$.

LAND DESCRIPTION

TOTAL OB/XF 50,150

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 06/04/2025 BY JB Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS