

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

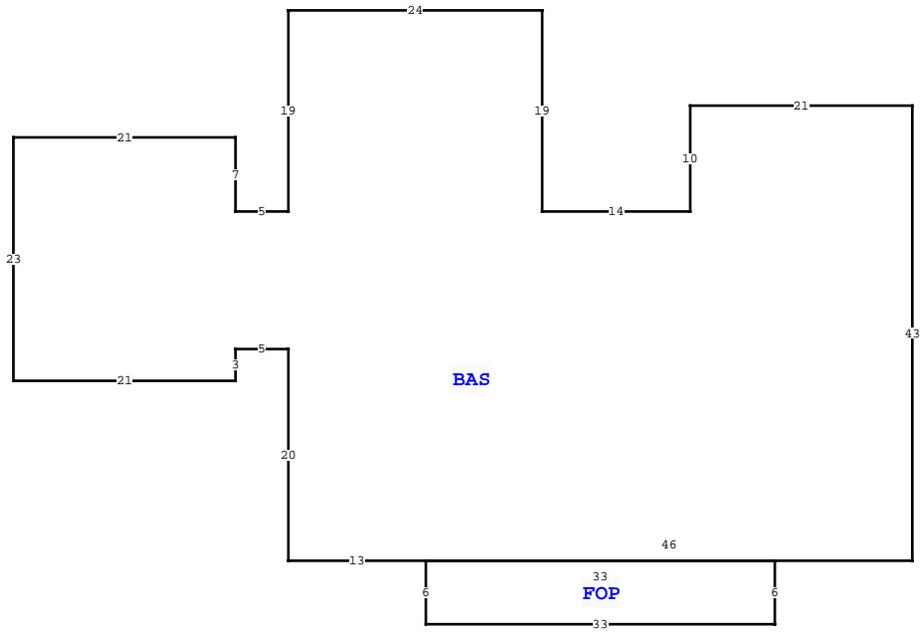
2026

18-6S-17-09696-115



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	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
BAS	3,161	100	
FOP	198	30	
TOTALS	3,359		
			3,220
			421,601

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%	- 2025								
				Heated Area:	3161			HX Base Yr	2025		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		421,601	
TOTAL MARKET OB/XF VALUE		50,150	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		581,751	
SOH/AGL Deduction		353,230	
ASSESSED VALUE		228,521	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		177,110	
TOTAL JUST VALUE		581,751	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,964	

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						

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	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0166	CONC, PAVMT	0	100	0	0	UT	0.00	500.00	100	2024	2023		100	500	
4	0030	BARN, MT	0	100	50	55	UT	15.00	15.00	100	2025	2024		100	41,250	
5	0030	BARN, MT	0	100	0	0	UT	8,100.00	8,100.00	100	2025	2024		100	8,100	
TOTALS															50,150	

LAND DESCRIPTION															TOTAL OB/XF									
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							