LOT 16 TUSTENUGGEE PLANTATIONS U
COR, RUN W 2616.44 FT, S 1324.30
CONT S 662.15 FT, W 657.94 FT, N

KEREKES SYLVIA
630 SW MARIGOLD PL
FORT WHITE, FL 32038

2027

18-6S-17-09696-116

BUILDING CHARACTERISTICS

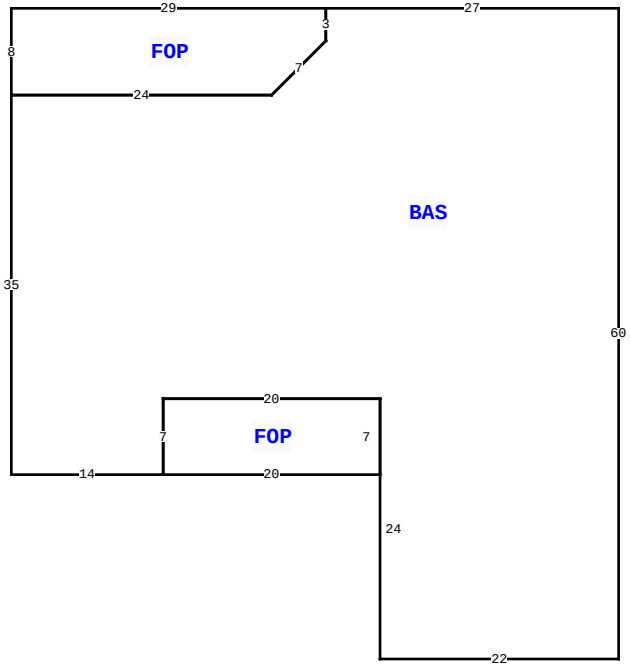
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,423	100		2,423	291,167
FOP	140	30		42	5,047
FOP	220	30		66	7,931
TOTALS	2,783			2,531	304,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,531	121.3828	133.52	337,939	2009	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2027 Heated Area: 2423 HX Base Yr 2027



630 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	0166	CONC,PAVMT	0	100	0	0	554.00	UT	2.50	2.50	100	2009	2009	3	100	1,385	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		304,145
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		320,850
SOH/AGL Deduction		207,856
ASSESSED VALUE		112,994
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,583
TOTAL JUST VALUE		417,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056580	Storage Building	38,054	09/15/2026
27178	SFR	792	07/17/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/1965	4/20/2026	WD	Q	I	01	543,000
GRANTOR: CHOUINARD NADINE DENI						
GRANTEE: KEREKES SYLVIA						
1413/0348	6/04/2020	WD	U	I	35	364,000
GRANTOR: ALFRED & SERANA OTERO						
GRANTEE: NADINE DENISE CHOUI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= W29 S8 E24 R5 U5 N3$ S3 D5 L5 W24 S35 E14
FOP= E20 N7 W20 S7$ N7 E20 S24 E22 N60$.

LAND DESCRIPTION

TOTAL OB/XF 3,185

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 08/28/2026 BY TP Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/17/2026 BY SYS