

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
 1006 NORTH J ST, APT 1
 LAKE WORTH BEACH, FL 33460

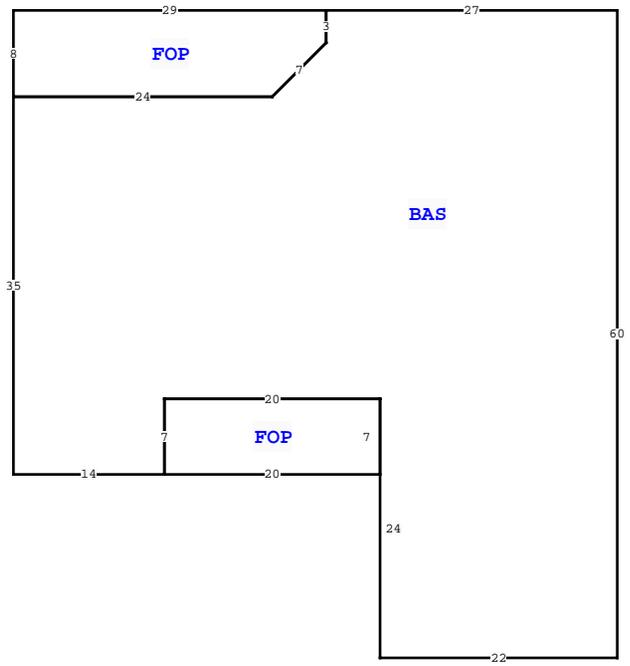
2026

18-6S-17-09696-116



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	15	HARDTILE	40
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
BAS	2,423	100	
FOP	140	30	
FOP	220	30	
TOTALS	2,783		

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	122.4608	139.61	353,353	2009	2009	0	0	16.00	84.00
1 SINGLE FAM 100% - 2021 Heated Area: 2423 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			296,817
TOTAL MARKET OB/XF VALUE			3,185
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			313,522
SOH/AGL Deduction			76,693
ASSESSED VALUE			236,829
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			185,418
TOTAL JUST VALUE			410,002
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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	Q	I	01	543,000
GRANTOR: CHOUINARD NADINE DENI						
GRANTEE: KEREKES SYLVIA						
1413/0348	6/04/2020	WD U	U	I	35	364,000
GRANTOR: ALFRED & SERANA OTERO						
GRANTEE: NADINE DENISE CHOU						

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

TOTAL OB/XF										3,185						
630 SW MARIGOLD PL, FORT WHITE										BLD DATE		LGL DATE		05/06/2026	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

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						
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	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									