(AKA LOT 34 TUSTENUGGEE PLANTATI
UNREC: COMM NE COR, RUN W 4590.
662.15 FT FOR POB, RUN WEST 657.

GRAHAM HOWARD F/GRAHAM KAREN D
979 SW MARIGOLD PL
FORT WHITE, FL 32038

2027

18-6S-17-09696-134

BUILDING CHARACTERISTICS

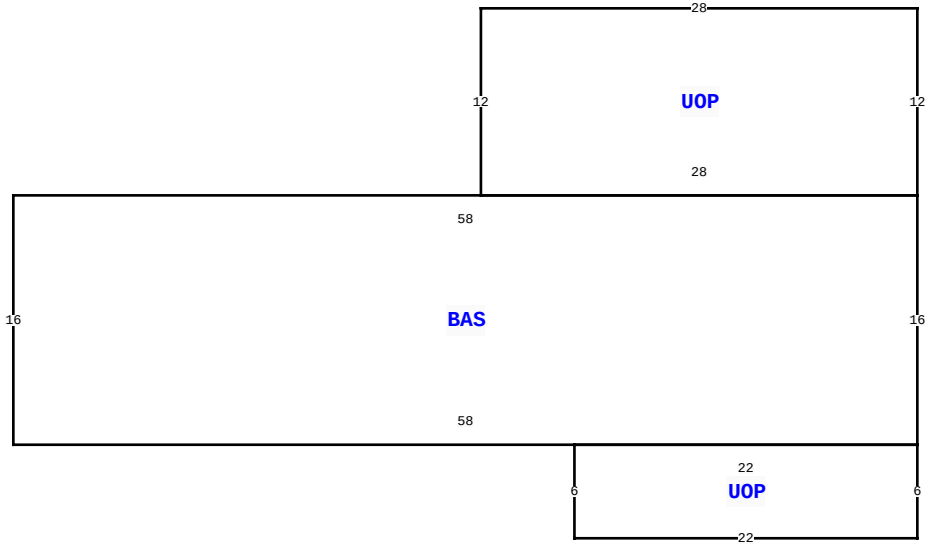
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	928	100		928	85,106
UOP	132	25		33	3,027
UOP	336	25		84	7,704
TOTALS	1,396			1,045	95,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,045	116.5000	111.84	116,873	2016	2016	0	0	0	18.00	82.00

1 MANUF 2 100% - 2025 Heated Area: 928 HX Base Yr 2025



979 SW MARIGOLD PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	06/06/2023 SPF

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	24	46	1.00	UT	0.00	0.00	100	2020	2020	3	100	3,500	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	17,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,836
TOTAL MARKET OB/XF VALUE		28,000
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		148,076
SOH/AGL Deduction		0
ASSESSED VALUE		148,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,665
TOTAL JUST VALUE		233,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40594	M H	0	09/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2777	12/22/2020	QC	U	V	11	100
GRANTOR: GRAHAM HOWARD F						
GRANTEE: GRAHAM HOWARD F						
1368/0627	8/27/2018	WD	Q	V	01	45,000
GRANTOR: SHIRLEY SCOTT						
GRANTEE: HOWARD F & KAREN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-58,-15] E58 S16 W58 N16 $
UOP=[ORIG=-28,-27] E28 S12 W28 N12 $
UOP=[ORIG=-22,1] E22 S6 W22 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	6200	A	PASTURE 3	0					8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
3	9910	M	MKT.VAL.AG	0					8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							

REVIEW DATE 06/06/2023 BY SPF Total Acres: 10.00 Total Land Value: 24,240 Market: 88,000 Agricultural: 2,240 Common: 22,000 PRINTED 11/17/2026 BY SYS