3.5 AC OFF E SIDE OF S1/2 OF SE1/4 OF SE1/4.
325-229, 772-2122, LE 1388-250

**WILSON STEPHEN C & DONNA N**
13361 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

**2027**

**19-6S-17-09698-003**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 19617.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/15/2024 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 1,558 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,558 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,558 |
| TOTAL JUST VALUE | 35,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 35,000 |

LAND:1:2: FENCED

LAND:1:1: JOINS 20-6S-17-09706-000 & 30-6S-17-0981

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1388/0250 | 6/17/2019 | LE | U | V | 14 | 100 |
| GRANTOR: STEPHEN C & DONNA N W | | | | | | |
| GRANTEE: CARLEE BEAUCHAMP (R | | | | | | |
| 0590/0230 | 4/01/1986 | WD | Q | V | 01 | 1 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 3.50 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 1,558 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 3.50 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 35,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/15/2024 BY MLU Total Acres: 3.50 Total Land Value: 1,558 Market: 35,000 Agricultural: 1,558 Common: 0 PRINTED 11/17/2026 BY SYS