S1/2 OF NE1/4 OF SE1/4 LYING E OF SW TUSTENUGGEE AVENUE.

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

2026

19-6S-17-09698-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	32,000
TOTAL MARKET VALUE	1,160
SOH/AGL Deduction	0
ASSESSED VALUE	1,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,160
TOTAL JUST VALUE	32,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,000

SALE:1:1: SALE INCL RE# 09704-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/0256	6/17/2019	LE	U	V	14	100
GRANTOR: STEPHEN C & DONNA N W						
GRANTEE: CAITLYN BEDENBAUGH						
1261/0481	9/05/2013	WD	U	V	30	98,600
GRANTOR: BARRY E & CATHERINE M						
GRANTEE: RONALD SLEET MAXWEL						

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

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	1.60	AC		1.00	1.00	1.00	445.00	445.00	712							
2	6200	A	PASTURE 3	0			0.00	0.00	1.60	AC		1.00	1.00	1.00	280.00	280.00	448							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,000							

REVIEW DATE 05/15/2024 BY MLU Total Acres: 3.20 Total Land Value: 1,160 Market: 32,000 Agricultural: 1,160 Common: 0 PRINTED 06/30/2026 BY SYS