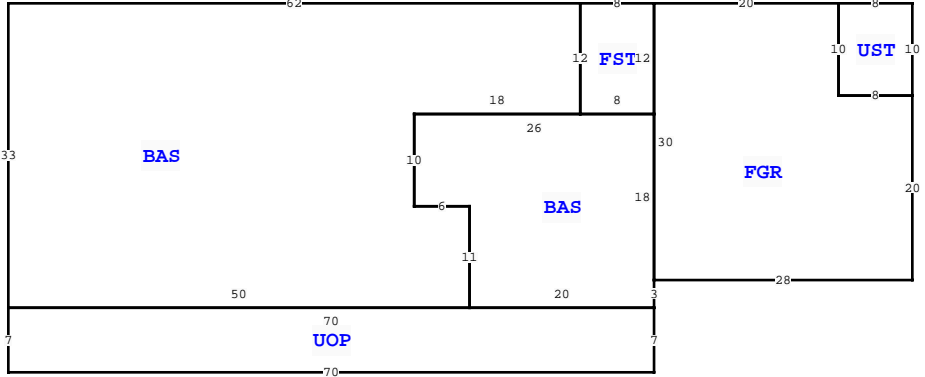


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,819	112.3200	125.80	354,630	1985	1985	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 2214 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			230,510
TOTAL MARKET OB/XF VALUE			36,946
TOTAL LAND VALUE - MARKET			166,500
TOTAL MARKET VALUE			281,356
SOH/AGL Deduction			131,542
ASSESSED VALUE			149,814
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			98,403
TOTAL JUST VALUE			433,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			433,956

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	39,250
BAS	1,734	100		1,734	141,789
FGR	760	55		418	34,180
FST	96	55		53	4,334
UOP	490	20		98	8,013
UST	80	45		36	2,944
TOTALS	3,640			2,819	230,510

EXTRA FEATURES 12920 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE	LGL DATE	05/07/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052546	Roof Replacement	15,100	03/18/2025
000051753	Roof Replacement	6,000	12/09/2024
24878	M H	316	08/16/2006
15003	PUMP/UTPOL	30	01/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W62 S33 UOP= S7 E70 N7 W70\$ E50 BAS= E20 N3 FGR= E28 N20 UST= N10 W8 S10 E8\$ W8 N10 W20 S30\$ N18 W26 S10 E6 S11\$ N11 W6 N10 E18 FST= E8 N12 W8 S12\$ N12\$.	

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1994	1994	3	40	6,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
8	0040	BARN, POLE	0	100	38	38	1,444.00	UT	2.50	2.50	100	2013	2013	3	100	3,610	

LAND DESCRIPTION		TOTAL OB/XF														36,946								
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	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	17.50	AC		1.00	1.00	1.00	280.00	280.00	4,900							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	17.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	157,500							