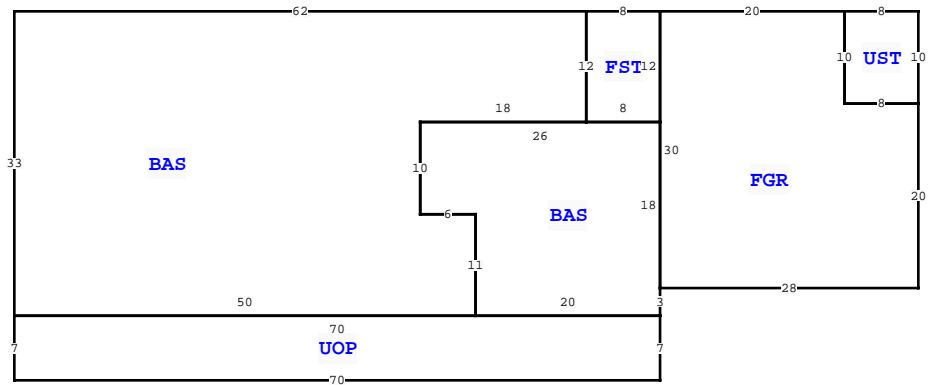


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	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	
NEIGHBORHOOD/LOC	19617.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	480
BAS	1,734
FGR	760
FST	96
UOP	490
UST	80
TOTALS	3,640

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	51,411		
BASE TAXABLE VALUE	98,403		
TOTAL JUST VALUE	433,956		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	433,956		

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	

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

12920 SW TUSTENUGGEE AVE, FORT WHITE  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 04/08/2025 MLU

BUILDING NOTES	

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	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	
TOTAL OB/XF 36,946																	

**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\$.

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							