N1/2 OF SE1/2 OF NE1/4 LYING W O

ORB 543-753

BOURIE DAVID A/BOURIE BRENDA L
12918 SW TUSTENUGGEE AVE
FT WHITE, FL 32038

2027

19-6S-17-09698-016

BUILDING CHARACTERISTICS

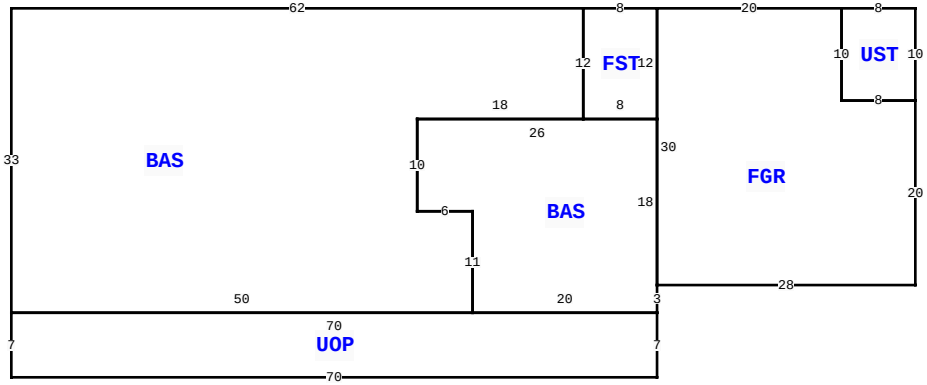
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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
NEIGHBORHOOD/LOC	19617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	38,548
BAS	1,734	100		1,734	139,253
FGR	760	55		418	33,569
FST	96	55		53	4,256
UOP	490	20		98	7,870
UST	80	45		36	2,891
TOTALS	3,640			2,819	226,387

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	123.55	348,287	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2214 HX Base Yr



12920 SW TUSTENUGGEE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,387
TOTAL MARKET OB/XF VALUE		36,946
TOTAL LAND VALUE - MARKET		166,500
TOTAL MARKET VALUE		277,233
SOH/AGL Deduction		123,072
ASSESSED VALUE		154,161
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,750
TOTAL JUST VALUE		429,833
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

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$.

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	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

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	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							

REVIEW DATE 12/26/2024 BY JS Total Acres: 18.50 Total Land Value: 13,900 Market: 157,500 Agricultural: 4,900 Common: 9,000 PRINTED 11/17/2026 BY SYS