2 AC LOCATED IN E1/2 OF S1/2 OF
MORE PART DESC AS: COMM AT NW CO
THENCE S ALONG W LINE 30 FT TO S

1 E AMOR TRUST LLC
800 5TH AVE S, SUITE 200
NAPLES, FL 34102

2027

19-6S-17-09698-027

BUILDING CHARACTERISTICS

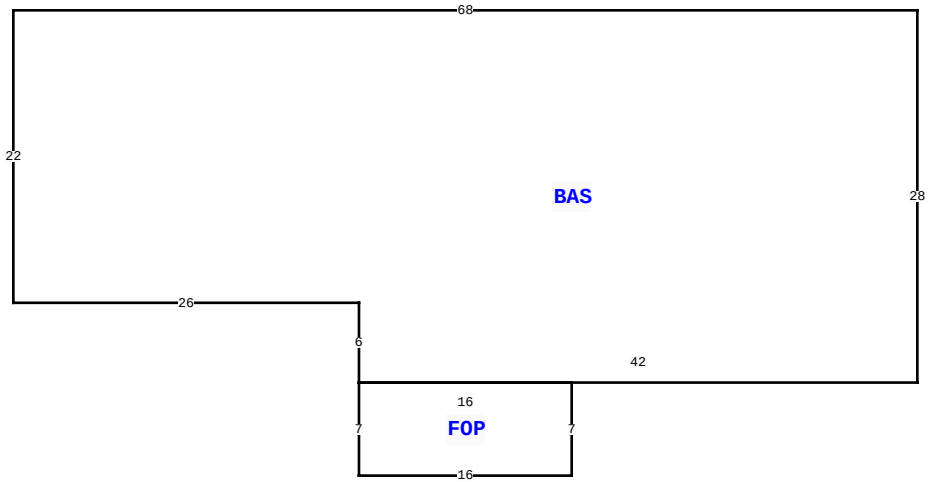
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	1,748	100		1,748	75,739
FOP	112	30		34	1,473
TOTALS	1,860			1,782	77,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,782	71.6184	78.78	140,386	1982	1982	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1748 HX Base Yr



13418 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	77,212
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	109,312
SOH/AGL Deduction	0
ASSESSED VALUE	109,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,312
TOTAL JUST VALUE	109,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1870	3/13/2025	WD	Q	I	01	120,000

GRANTOR: BEARDSLEY LILAH RUTH

GRANTEE: 1 E AMOR TRUST LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S22 E26 S6 FOP= S7 E16 N7 W16$ E42 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 100

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 09/03/2025 BY TP Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS