COMM SE COR OF SEC, RUN N 659.45
CONT N 307.41 FT, W 276.20 FT TO
ON E R/W CR-131, SAID PT BEING O

MORGAN TIMOTHY
P O BOX 1251
LAKE CITY, FL 32056

2027

19-6S-17-09699-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	01	NONE 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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

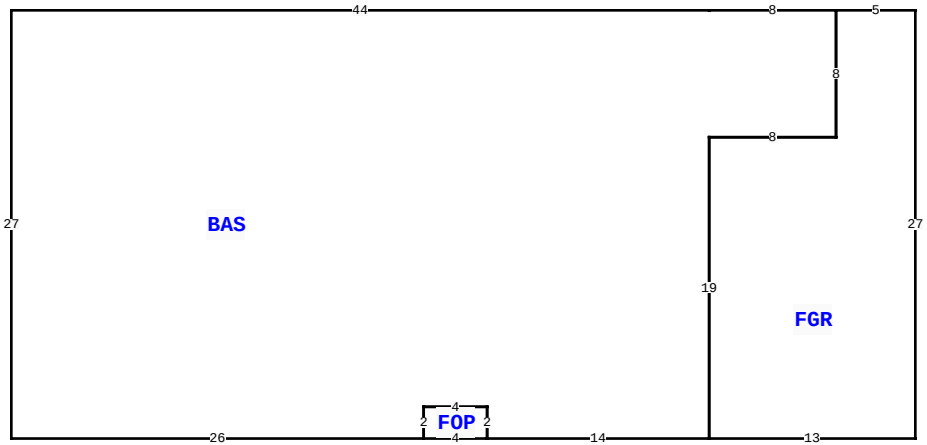
NEIGHBORHOOD/LOC 19617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100		1,244	98,285
FGR	287	55		158	12,483
FOP	8	30		2	158
TOTALS	1,539			1,404	110,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,404	110.5000	121.55	170,656	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1244 HX Base Yr



13597 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	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,926
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	56,680
TOTAL MARKET VALUE	167,956
SOH/AGL Deduction	0
ASSESSED VALUE	167,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,956
TOTAL JUST VALUE	167,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/2658	8/30/2013	WD	Q	I	01	33,400
GRANTOR: JAMES HENDERSON II						
GRANTEE: TIMOTHY MORGAN						
1136/1203	11/16/2007	QC	Q	I	01	100
GRANTOR: SYREETA M JACKSON						
GRANTEE: JAMES HENDERSON II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E26 FOP= E4 N2 W4 S2$ N2 E4 S2 E14 FGR= E13N27 W5 S8 W8 S19$ N19 E8 N8 W8$.

LAND DESCRIPTION

TOTAL OB/XF 350

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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.36	AC		1.00	1.00	1.00	13,000.00	13,000.00	43,680							

REVIEW DATE 10/19/2017 BY BC Total Acres: 4.36 Total Land Value: 56,680 Market: 0 Agricultural: 0 Common: 56,680 PRINTED 11/17/2026 BY SYS