BEG NW COR OF S1/2 OF SE1/4, RUN
W R/W CR-131, SW ALONG R/W APPRO
2032.31 FT, N 724.62 FT TO POB.

ROBERTSON ALAN T
13534 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

19-6S-17-09699-001

BUILDING CHARACTERISTICS

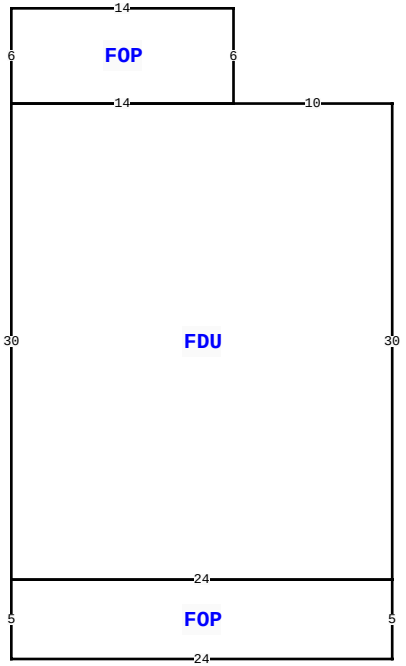
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	3.	3. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	625	100		625	70,363
BAS	2,634	100		2,634	296,538
FDU	720	60		432	48,635
FOP	84	30		25	2,815
FOP	120	30		36	4,053
FOP	154	30		46	5,179
FSP	576	40		230	25,894
FST	150	55		82	9,232
TOTALS	5,063			4,110	462,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,110	146.2057	160.83	661,011	1981	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2017 Heated Area: 3259 HX Base Yr 2017



13534 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0297	SHED CONCR	0	100	12	20	240.00	UT	4.30	4.30	80	0	0	3	80	826	
3	0020	BARN,FR	0	100	18	23	414.00	UT	3.30	3.30	80	0	0	3	80	1,093	
4	0280	POOL R/CON	0	100	0	0	628.00	UT	70.00	70.00	100	1999	1999	3	40	17,584	
5	0166	CONC,PAVMT	0	100	0	0	980.00	UT	1.50	1.50	100	1999	1999	3	100	1,470	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		462,708
TOTAL MARKET OB/XF VALUE		22,973
TOTAL LAND VALUE - MARKET		245,760
TOTAL MARKET VALUE		645,776
SOH/AGL Deduction		288,072
ASSESSED VALUE		357,704
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		306,293
TOTAL JUST VALUE		731,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26854	STORAGE	434	03/17/2008
15054	POOL	140	02/09/1999
8847	PUMP/UTPOL	30	09/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0928	2/08/2016	WD	Q	I	01	500,000
GRANTOR: BRULIO & DEBRA PERUYE						
GRANTEE: EDGAR R ROBERTSON J						
0531/0695	2/01/1984	CT	Q	I		90,890
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 2634$ BAS= 625$ FST= 150$ FSP= 576$ FOP= 154$ PTR= N30 FOP= N5 FDU= N30 W10 FOP= N6 W14 S6 E14$ W14 S30 E24$ W24 S5 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 22,973

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	6,000.00	6,000.00	6,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	24.96	AC		1.00	1.00	1.00	6,000.00	6,000.00	149,760							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	40.00	40.00	120							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	90,000							

REVIEW DATE 06/23/2020 BY KR Total Acres: 43.96 Total Land Value: 160,095 Market: 90,000 Agricultural: 4,335 Common: 155,760 PRINTED 11/17/2026 BY SYS