NW1/4 OF SE1/4 OF SW1/4.

WILSON STEPHEN C/WILSON DONNA N
13361 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

20-6S-17-09706-000

BUILDING CHARACTERISTICS

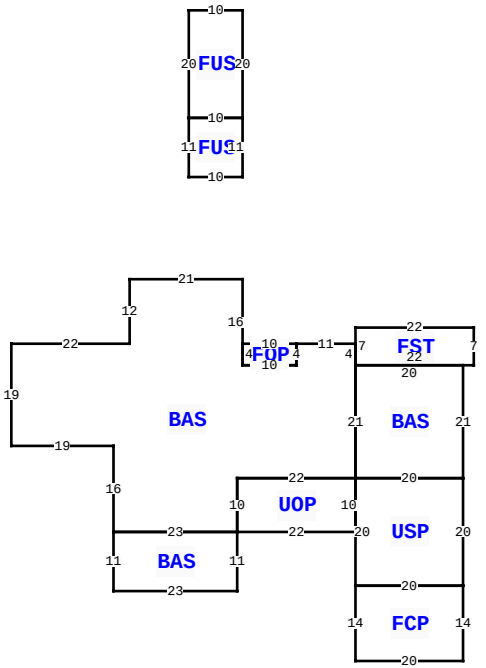
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	20617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	253	100		253	20,359
BAS	420	100		420	33,797
BAS	1,928	100		1,928	155,146
FCP	280	25		70	5,633
FOP	40	30		12	966
FST	154	55		85	6,840
FUS	110	100		110	8,852
FUS	200	100		200	16,094
UOP	220	20		44	3,541
USP	400	35		140	11,266
TOTALS	4,005			3,262	262,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,262	112.5442	123.80	403,836	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2911 HX Base Yr



13361 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	15	37	1.00	UT	0.00	0.00	100	0	0	3	100	621	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,626	
4	0210	GARAGE U	0	100	20	24	480.00	UT	5.00	5.00	100	1993	1993	3	100	2,400	
5	0060	CARPORT F	0	100	24	24	576.00	UT	3.00	3.00	100	1993	1993	3	100	1,728	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		262,493
TOTAL MARKET OB/XF VALUE		8,375
TOTAL LAND VALUE - MARKET		110,060
TOTAL MARKET VALUE		284,036
SOH/AGL Deduction		106,203
ASSESSED VALUE		177,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,422
TOTAL JUST VALUE		380,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042156	Remodel	95,900	06/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0590/0230	4/01/1986	WD	Q	V	01	1

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S12 W22 S19 E19 S16 BAS= S11 E23 N11 W23$ E23 UOP= E22 N10 W22 S10$ N10 E22 USP= S20 FCP= S14 E20 N14 W20$ E20 N20 W20$ BAS= E20 N21 W20 S21$ N21 FST= E22 N7 W22 S7$ N4 W11 FOP= W10 S4 E10 N4$ S4W10 N16$ PTR= N30 FUS= N20 W10 S20 FUS= S11 E10 N11 W10$ E10$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 8,375

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	11,000.00	11,000.00	11,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	281.00	281.00	2,108							
3	9630	C	SWAMP	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	40.00	40.00	60							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 10/24/2017 BY BC Total Acres: 10.00 Total Land Value: 13,168 Market: 99,000 Agricultural: 2,108 Common: 11,060 PRINTED 11/17/2026 BY SYS