S1/2 OF SW1/4 EX NW1/4 OF
SE1/4 OF SW1/4.
LE 1388-253,

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

2027

20-6S-17-09706-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	385,380
TOTAL MARKET VALUE	20,086
SOH/AGL Deduction	0
ASSESSED VALUE	20,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,086
TOTAL JUST VALUE	385,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,380

LAND:1:1: JOINS 19-6S-17-09698-003 & 30-6S-17-0981

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/0253	6/17/2019	LE	U	V	14	100
GRANTOR: STEPHEN C & DONNA N W						
GRANTEE: CARLEE BEAUCHAMP (R						
0590/0230	4/01/1986	WD	Q	V	01	1
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	44.00	AC		1.00	1.00	1.00	281.00	281.00	12,364							
2	5500	A	TIMBER 2	0					16.50	AC		1.00	1.00	1.00	445.00	445.00	7,342							
3	9630	C	SWAMP	0		A-1	0.00	0.00	9.50	AC		1.00	1.00	1.00	40.00	40.00	380							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	70.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	385,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 70.00 Total Land Value: 20,086 Market: 385,000 Agricultural: 19,706 Common: 380 PRINTED 11/17/2026 BY SYS