LOT 6 THE MEADOWS OF TUSKENOOGEE
875-149, DC 1371-2489, PB 1381-1

BRUGGEMAN TODD/BRUGGEMAN DEANN
2134 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

29-6S-17-09807-106

BUILDING CHARACTERISTICS

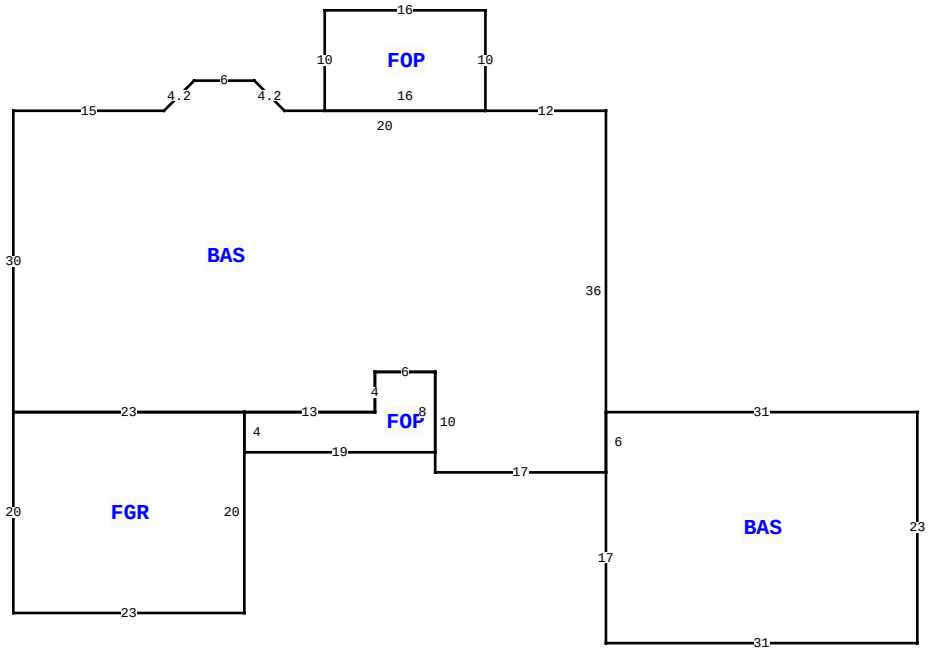
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	713	100		713	95,428
BAS	1,875	100		1,875	250,950
FGR	460	55		253	33,862
FOP	100	30		30	4,015
FOP	160	30		48	6,424
TOTALS	3,308			2,919	390,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,919	145.0693	159.58	465,814	1999	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2024 Heated Area: 2588 HX Base Yr 2024



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

2134 SW COUNTY ROAD 18 , FORT WHITE

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	0166	CONC,PAVMT	0	100	0	0	509.00	UT	1.50	1.50	100	1999	1999	3	100	764	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
3	0210	GARAGE U	0	100	24	50	1.00	UT	12,500.00	12,500.00	100	2021	2020		100	12,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
6	0081	DECKING WI	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	390,678
TOTAL MARKET OB/XF VALUE	20,264
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	475,942
SOH/AGL Deduction	0
ASSESSED VALUE	475,942
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	424,531
TOTAL JUST VALUE	475,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	483,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042810	Roof Replacement	18,000	09/22/2021
41311	STORAGE		02/11/2021
26861	ADDN SFR	207	03/19/2008
15668	SFR	305	06/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/248	3/31/2023	WD	Q	I	01	625,000
GRANTOR: POYNER MICHELE						
GRANTEE: BRUGGEMAN TODD						
1412/2765	6/08/2020	WD	U	I	18	176,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: WILLIAM & MICHELE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W20 U3L3 W6 D3L3 W15 S30 E23 E13 N4 E6 S10 E17 N36 $
BAS=[ORIG=0,36] S17 E31 N23 W31 S6 $
FGR=[ORIG=-59,30] S20 E23 N20 W23 $
FOP=[ORIG=-12,0] N10 W16 S10 E16 $
FOP=[ORIG=-36,30] S4 E19 N8 W6 S4 W13 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,264

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	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/31/2023 BY ME Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS