

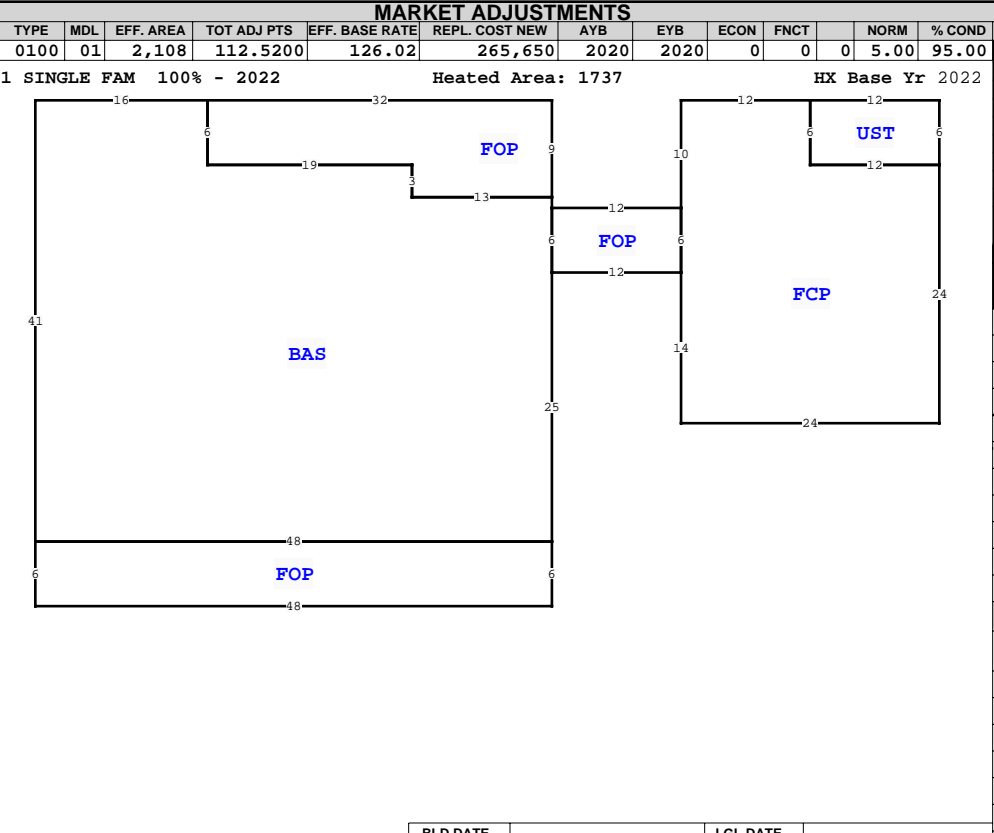
LOT 1 THE MEADOWS OF TUSKENOOGEE  
878-1833, 924-652, WD 1114-61, C

MCRAE RANDALL B  
14727 SW TUSTENUGGEE AVE  
FORT WHITE, FL 32038-3195

**2026**

30-6S-17-09807-102  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
02	WOOD FRAME 100				
0	100				
0	100				
03	100				
01	01 100				
05	05				
5000	IMPROVED AG				
	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	1,737	100		1,737	207,952
FCP	648	25		162	19,394
FOP	72	30		22	2,633
FOP	231	30		69	8,260
FOP	288	30		86	10,296
UST	72	45		32	3,831
TOTALS	3,048			2,108	252,368



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,368
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,400
TOTAL MARKET VALUE		263,892
SOH/AGL Deduction		47,729
ASSESSED VALUE		216,163
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		159,752
TOTAL JUST VALUE		294,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40125	SFR	0	07/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/0869	9/07/2018	WD Q	Q	V	01	38,800
GRANTOR: ROBERT D & JENNIE E W						
GRANTEE: RANDALL B MCRAE						
1258/2494	7/26/2013	WD Q	Q	V	01	35,000
GRANTOR: ROBERT A & LUANNE JAC						
GRANTEE: ROBERT D WILLIAMS &						

EXTRA FEATURES																
L N	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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU
		03/03/2022	SPF

BUILDING DIMENSIONS														
BAS=[ORIG=29,-19] W13 N3 W19 N6 W16 S41 E48 N25 N6 N1 \$														
FOP=[ORIG=29,-19] N9 W32 S6 E19 S3 E13 \$														
FOP=[ORIG=-19,13] E48 S6 W48 N6 \$														
FOP=[ORIG=29,-18] E12 S6 W12 N6 \$														
FCP=[ORIG=53,-28] W12 S10 S6 S14 E24 N24 W12 N6 \$														
UST=[ORIG=53,-28] E12 S6 W12 N6 \$														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.80	13,000.00	10,400.00	10,400							
2	5600	A	TIMBER 3	100					4.00	AC		1.00	1.00	1.00	281.00	281.00	1,124							
3	9910	M	MKT.VAL.AG	0					4.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	32,000							