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

2027

30-6S-17-09807-102

BUILDING CHARACTERISTICS

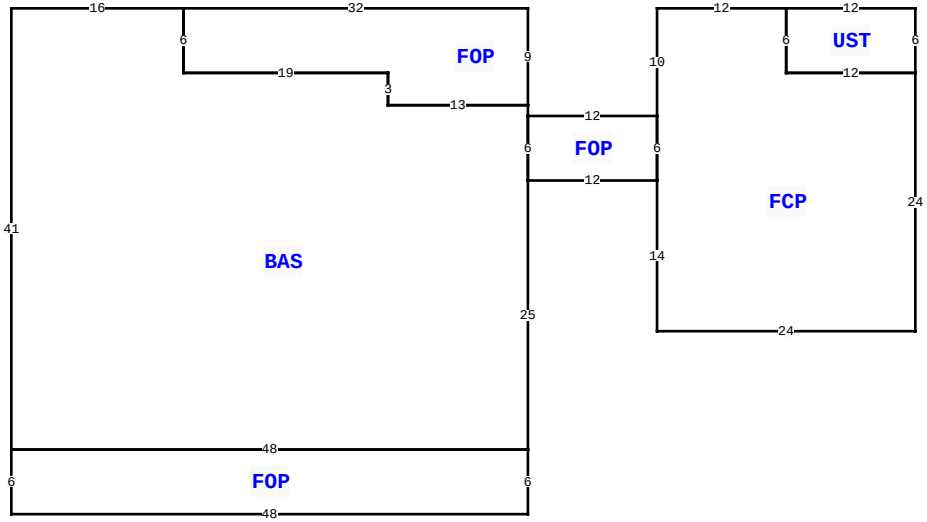
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	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	204,239
FCP	648	25		162	19,048
FOP	72	30		22	2,587
FOP	231	30		69	8,113
FOP	288	30		86	10,112
UST	72	45		32	3,763
TOTALS	3,048			2,108	247,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	112.5200	123.77	260,907	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 1737 HX Base Yr 2022



14727 SW TUSTENUGGEE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	247,862
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,400
TOTAL MARKET VALUE	259,386
SOH/AGL Deduction	36,772
ASSESSED VALUE	222,614
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	166,203
TOTAL JUST VALUE	290,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,768

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	V	01	38,800
GRANTOR: ROBERT D & JENNIE E W						
GRANTEE: RANDALL B MCRAE						
1258/2494	7/26/2013	WD	Q	V	01	35,000
GRANTOR: ROBERT A & LUANNE JAC						
GRANTEE: ROBERT D WILLIAMS &						

BUILDING NOTES

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 $
.

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	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							

REVIEW DATE 12/28/2020 BY HC Total Acres: 5.06 Total Land Value: 11,524 Market: 32,000 Agricultural: 1,124 Common: 10,400 PRINTED 11/17/2026 BY SYS