LOT 3 THE MEADOWS OF TUSTENUGGEE
878-1182, WD 1345-2762, FJ 1573-

HARBOUR KENNETH W/HARBOUR HEATHER V
14595 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

30-6S-17-09807-103

BUILDING CHARACTERISTICS

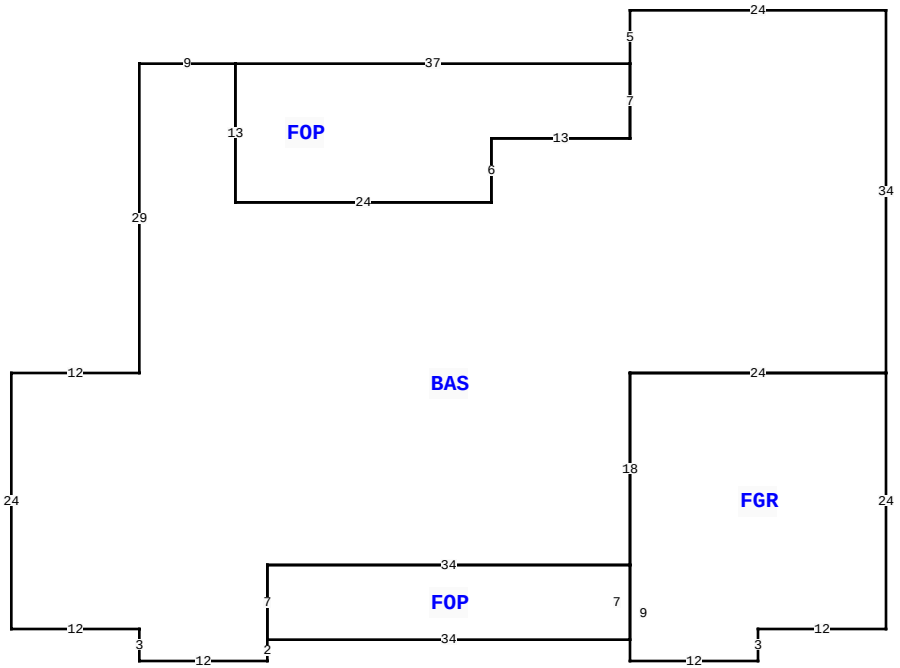
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,971	100		2,971	382,680
FGR	612	55		337	43,408
FOP	238	30		71	9,146
FOP	403	30		121	15,586
TOTALS	4,224			3,500	450,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,500	125.9060	138.50	484,750	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2971 HX Base Yr 2019



14595 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0020	BARN,FR	0	100	38	48	1,824.00	UT	15.00	15.00	100	2013	2013	3	100	27,360	
2	0166	CONC,PAVMT	0	100	21	50	1,050.00	UT	2.00	2.00	100	2018	2018	3	100	2,100	
3	0166	CONC,PAVMT	0	100	4	81	324.00	UT	2.00	2.00	100	2018	2018	3	100	648	
4	0280	POOL R/CON	0	100	15	34	510.00	UT	70.00	70.00	100	2020	2020	3	91	32,487	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		450,818
TOTAL MARKET OB/XF VALUE		62,595
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		578,413
SOH/AGL Deduction		188,205
ASSESSED VALUE		390,208
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		338,797
TOTAL JUST VALUE		578,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040024	Swimming Pool and	48,000	06/24/2020
40024	POOL	0	06/24/2020
36638	SFR	1,430	04/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/2762	10/13/2017	WD	Q	I	01	80,000
GRANTOR: DAVID C & VIRGINIA E						
GRANTEE: KENNETH W & HEATHER						
0878/1182	4/12/1999	WD	Q	V		28,500
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: PETTIGREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S5 FOP= W37 S13 E24 N6 E13 N7$ S7 W13 S6 W24 N13 W9 S29 W12 S24 E12 S3 E12 N2 FOP= E34 N7 W34 S7$ N7 E34 FGR= S9 E12 N3 E12 N24 W24 S18$ N18 E24 N34$.

LAND DESCRIPTION

TOTAL OB/XF 62,595

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 04/15/2026 BY robin Total Acres: 5.18 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS