

LOT 3 THE MEADOWS OF TUSKENOOGEE
878-1182, WD 1345-2762,

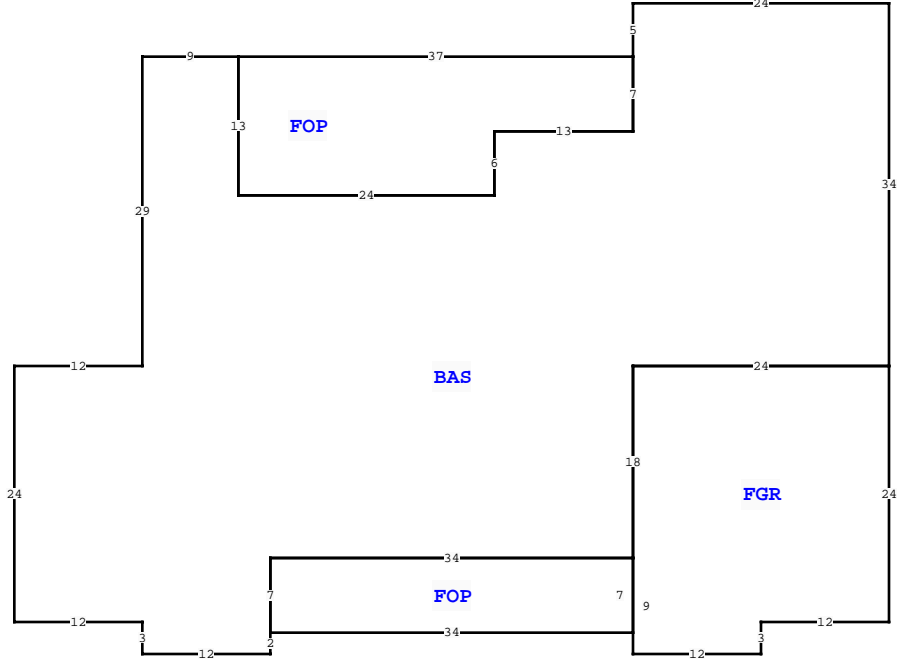
HARBOUR KENNETH W/HARBOUR HEATHER V
14595 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

30-6S-17-09807-103
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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	
Architectural Units	05	CONV 100	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
BAS	2,971	100	
FGR	612	55	
FOP	238	30	
FOP	403	30	
TOTALS	4,224		
		3,500	458,988

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2019									
				Heated Area: 2971				HX Base Yr	2019			



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			458,988
TOTAL MARKET OB/XF VALUE			62,595
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			586,583
SOH/AGL Deduction			207,740
ASSESSED VALUE			378,843
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			327,432
TOTAL JUST VALUE			586,583
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			582,232

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	Q	I	01	80,000
GRANTOR: DAVID C & VIRGINIA E						
GRANTEE: KENNETH W & HEATHER						
0878/1182	4/12/1999	WD Q	Q	V		28,500
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: PETTIGREW						

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
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	
													TOTAL OB/XF	62,595		

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

BUILDING NOTES	
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												
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	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								