LOT 4 THE MEADOWS OF TUSTENUGGEE

878-1833, 924-652 FJ 1184-2483,

BENCHOFF JAMES H/LOVELY HARRIET A
14519 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

30-6S-17-09807-104

BUILDING CHARACTERISTICS

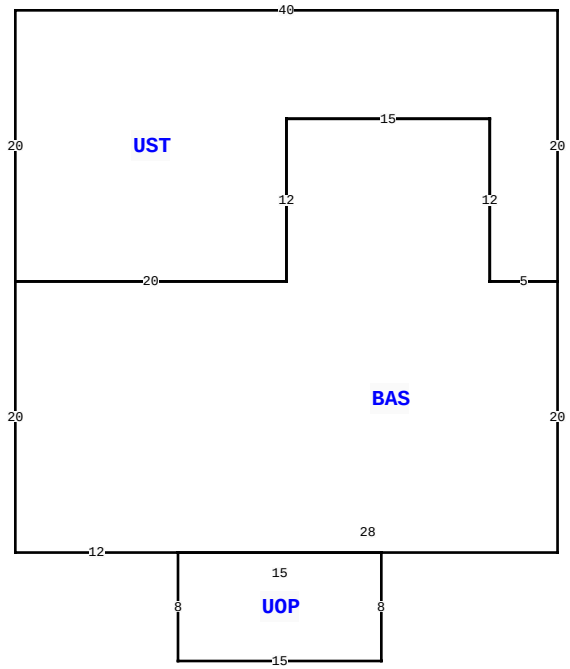
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
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	980	100		980	64,847
UOP	120	20		24	1,588
UST	620	45		279	18,462
TOTALS	1,720			1,283	84,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,283	90.8000	99.88	128,146	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 2019 Heated Area: 980 HX Base Yr 2019



14519 SW TUSTENUGGEE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,897
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		71,500
TOTAL MARKET VALUE		157,097
SOH/AGL Deduction		45,612
ASSESSED VALUE		111,485
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		55,074
TOTAL JUST VALUE		157,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056244	Storage Building	24,721	08/03/2026
000044040	Roof Replacement	20,500	03/30/2022
16692	PUMP/UTPOL	30	03/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/1405	10/09/2015	WD	Q	I	01	90,500
GRANTOR: DICKIE J ARVIN						
GRANTEE: JAMES H BENCHOFF &						
1184/2483	10/14/2009	FJ	U	I	11	40,000
GRANTOR: DEBORAH A ARVIN						
GRANTEE: DICKIE ARVIN						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N20 W40 S20 E20 N12 E15 S12 E5$ BAS= W5 N12 W15 S12 W20 S20 E12 UOP= S8E15 N8 W15$ E28 N20$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 700

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	1.10	65,000.00	71,500.00	71,500							

REVIEW DATE 04/20/2022 BY JS Total Acres: 5.25 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 11/17/2026 BY SYS