

LOT 5 THE MEADOWS OF TUSKENOOGEE
875-2358, 938-1727, 963-1492, WD

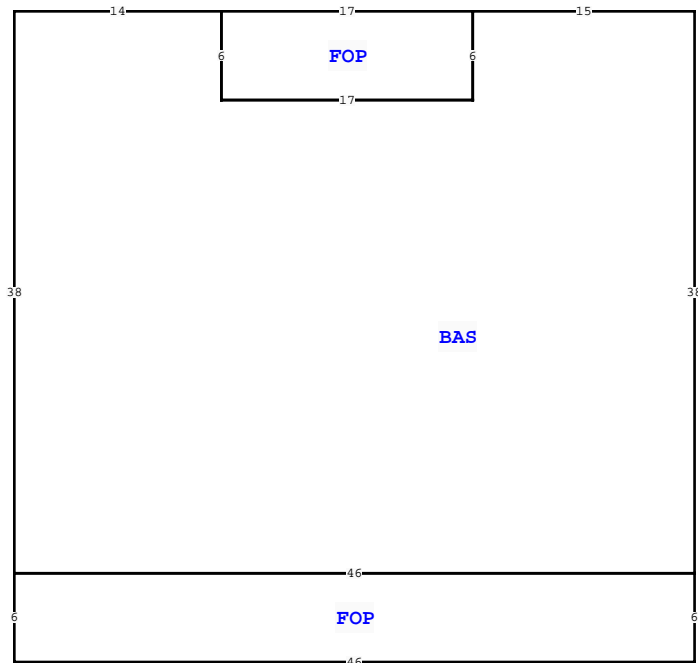
LANE KALA
2196 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

30-6S-17-09807-105
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Kitchen Adjus	02	02	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	1,646	100	
FOP	102	30	
FOP	276	30	
TOTALS	2,024		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,760	138.3690	154.97	272,747	2019	2023	0	0	2.00	98.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1646 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			267,292
TOTAL MARKET OB/XF VALUE			25,450
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			357,742
SOH/AGL Deduction			0
ASSESSED VALUE			357,742
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			357,742
TOTAL JUST VALUE			357,742
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38214	SFR	719	06/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/582	7/21/2025	WD Q	I	I	01	489,000
GRANTOR: DOYLE NICHOLAS						
GRANTEE: LANE KALA						
1520/908	7/17/2024	WD Q	I	I	01	535,000
GRANTOR: SARGENT KIM						
GRANTEE: DOYLE NICHOLAS						

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	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	8,000	
2	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0031	BARN,MT AE	0	0	0	1.00	UT	12,000.00	12,000.00	100	2013	2013	3	100	12,000	
4	0251	LEAN TO W/	0	0	12	25	300.00	UT	3.50	100	2013	2013	3	100	1,050	
5	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
6	0294	SHED WOOD/	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
7	0040	BARN,POLE	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
TOTALS														25,450		

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							