COMM AT NE COR OF SEC, RUN S 661 FT FOR POB RUN N 843.93 FT. TO E NE ALONG R/W 343.89 FT SAID PT B

SMITH JEFF
13600 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

30-6S-17-09811-000

BUILDING CHARACTERISTICS

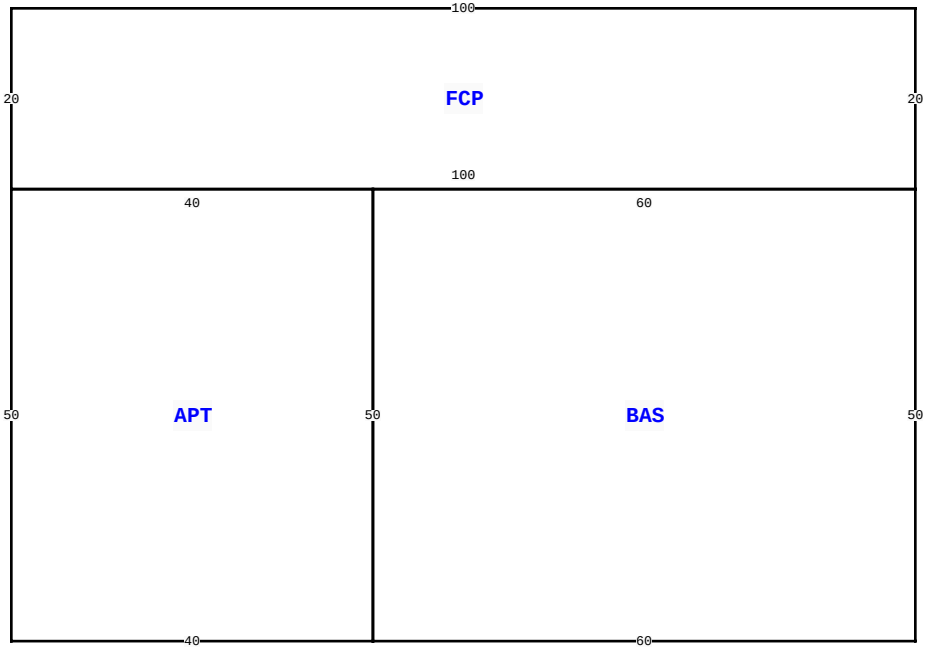
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	2,000	100		2,000	54,027
BAS	3,000	100		3,000	81,041
FCP	2,000	25		500	13,507
TOTALS	7,000			5,500	148,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	5,500	81.7000	31.05	170,775	2011	2011	0	0	0	13.00	87.00

1 PREF M B A 100% - 2012 Heated Area: 5000 HX Base Yr 2012



13600 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	100	24	40	960.00	UT	2.50	2.50	100	2011	2011	3	100	2,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	148,574
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	115,500
TOTAL MARKET VALUE	180,714
SOH/AGL Deduction	51,267
ASSESSED VALUE	129,447
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	78,036
TOTAL JUST VALUE	266,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26377	GARAGE	525	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1113/1343	3/07/2007	WD	Q	V		145,000
GRANTOR: CHESBOROUGH INVESTMEN						
GRANTEE: JEFF SMITH						
1090/1976	7/13/2006	WD	Q	V		110,000
GRANTOR: JAMES HENDERSON II						
GRANTEE: CHESBOROUGH INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N50 FCP= N20 W100 S20 E100$ W60 APT= W40 S50 E40 N50$ S50 E60$.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	2.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	27,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							

REVIEW DATE 10/18/2017 BY DF Total Acres: 10.50 Total Land Value: 29,740 Market: 88,000 Agricultural: 2,240 Common: 27,500 PRINTED 11/17/2026 BY SYS