

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

2026

30-6S-17-09811-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	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 Units	05	CONV 100	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
APT	2,000	100	
BAS	3,000	100	
FCP	2,000	25	
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		
1	PREF M B A	100%	- 2012									Heated Area: 5000	HX Base Yr 2012

100

FCP

20

40

60

100

50

APT

BAS

50

60

40

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			54,972
ASSESSED VALUE			125,742
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			74,331
TOTAL JUST VALUE			266,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,432

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

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	0040	BARN, POLE	0	100	24	40			2.50	100	2011	2011	3	100	2,400	

BUILDING NOTES			
13600 SW TUSTENUGGEE AVE, FORT WHITE			

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

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	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							