

THE FOLLOWING LYING IN SEC 30: B  
SE1/4 OF NE1/4 OF SEC 30, W 1255  
OF SE TUSTENUGEE AVE, S ALONG R

WILSON SHAWN C  
9117 CAROLINA WREN DR  
TAMPA, FL 33626

**2026**

30-6S-17-09812-001  


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 18,000 <b>TOTAL LAND VALUE - MARKET</b> 113,760 <b>TOTAL MARKET VALUE</b> 22,304 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 22,304 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 22,304 <b>TOTAL JUST VALUE</b> 131,760 <b>NCON VALUE</b> 18,000 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 113,760										
DOR CODE 5600						TIMBERLAND 70-79										PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM						MKT AREA 02										000053965 Storage Building 30,000 09/02/2025											
NEIGHBORHOOD/LOC						30617.00 1.00/										000053796 Right-of-Way Acce 08/06/2025											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						14031 SW TUSTENUGEE AVE, FORT WHITE										BLD DATE LGL DATE XF DATE LAND DATE 04/08/2025 MLU INC DATE AG DATE											
EXTRA FEATURES						L	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	0030	BARN,MT	0	0	0	0	0	1.00	UT	18,000.00	18,000.00	100	2026	2025	100	18,000					

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/1869	9/02/2022	WD	U	V	11	0

GRANTOR: WILSON RICHARD  
GRANTEE: WILSON SHAWN C

**BUILDING NOTES**

**BUILDING DIMENSIONS**

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5700	A	TIMBER 4	0		A-1	0.00	0.00	18.96	AC		1.00	1.00	1.00	227.00	227.00	4,304							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.96	AC		1.00	1.00	1.00	6,000.00	6,000.00	113,760							