

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																											
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 18,000 TOTAL LAND VALUE - MARKET 151,680 TOTAL MARKET VALUE 22,304 SOH/AGL Deduction 0 ASSESSED VALUE 22,304 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 22,304 TOTAL JUST VALUE 169,680 NCON VALUE 18,000 INCOME VALUE PREVIOUS YEAR MKT VALUE 113,760																													
DOR CODE		5600																		TIMBERLAND 70-79																													
MAP NUM																				02																													
NEIGHBORHOOD/LOC		30617.00																		1.00/																													
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		05/07/2026		MLU													
EXTRA FEATURES																				XF DATE		LAND DATE		AG DATE		INC DATE																							
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	0030	BARN,MT	0	0	0	0	0	1.00	UT	18,000.00	18,000.00	100	2026	2025	100	18,000																																	
LAND DESCRIPTION																				TOTAL OB/XF										18,000																			
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	8,000.00	8,000.00	151,680																																
REVIEW DATE 11/24/2025 BY JB																				Total Acres: 18.96					Total Land Value: 4,304					Market: 151,680					Agricultural: 4,304					Common: 0					PRINTED 06/22/2026 BY SYS				

SALES DATA										
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE			
1474/1869	9/02/2022	WD	U	V	V	11	0			
GRANTOR: WILSON RICHARD										
GRANTEE: WILSON SHAWN C										

BUILDING NOTES									
BUILDING DIMENSIONS									