COMM NE COR OF SE1/4, RUN W 331.
763.90 FT FOR POB, CONT S 457.74
CR-18, SAID PT BEING ON A CURVE,

STYER DAVID/STYER ANDREA
14495 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

30-6S-17-09813-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

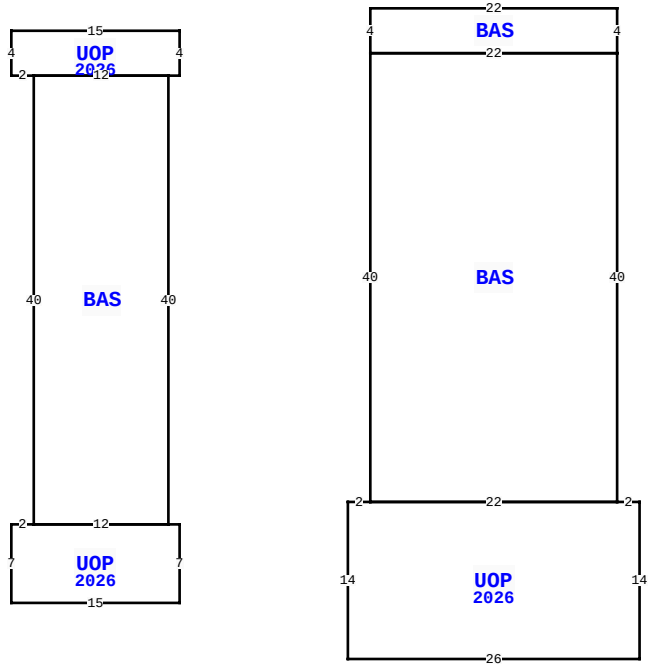
NEIGHBORHOOD/LOC 30617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	6,027
BAS	480	100		480	32,876
BAS	880	100		880	60,272
UOP	60	20	2026	12	822
UOP	105	20	2026	21	1,438
UOP	364	20	2026	73	5,000
TOTALS	1,977			1,554	106,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	95.7902	105.37	163,745	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1448 HX Base Yr 2025



14495 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/06/2026 MLU

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	0021	BARN,FR AE	0	100	83	34	2,822.00	UT	11.00	11.00	30	1993	1993	3	30	9,313	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	106,434
TOTAL MARKET OB/XF VALUE	12,063
TOTAL LAND VALUE - MARKET	96,000
TOTAL MARKET VALUE	214,497
SOH/AGL Deduction	135,037
ASSESSED VALUE	79,460
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	28,049
TOTAL JUST VALUE	214,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054108	Additions	201,000	09/22/2025
000054018	Right-of-Way Acce		09/09/2025
000041798	Electrical Servic	0	04/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2651	5/27/2016	WD	U	I	12	82,000
GRANTOR: PRIMESTAR FUND I TRS,						
GRANTEE: DAVID & ANDREA STYE						
1298/1619	7/21/2015	WD	U	I	12	100
GRANTOR: WILMINGTON SAVINGS FU						
GRANTEE: PRIMESTAR FUND I TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-22,4] S40 E22 N40 W22 $
BAS=[ORIG=-52,6] S40 E12 N40 W12 $
BAS=[ORIG=0,0] W22 S4 E22 N4 $
UOP=[YR=2026;ORIG=-39,46] W1 W12 W2 S7 E15 N7 $
UOP=[YR=2026;ORIG=-39,6] W1 W12 W2 N4 E15 S4 $
UOP=[YR=2026;ORIG=2,44] W2 W22 W2 S14 E26 N14 $
PTR=[ORIG=0,0] E40 W40 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,063

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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	84,000							

REVIEW DATE 10/18/2017 BY DF Total Acres: 8.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 11/17/2026 BY SYS