S1/2 OF SE1/4 OF NE1/4 AS LIES E
N 83.57 FT, OF NE1/4 OF SE1/4 LY
CR-131, EX E 331.99 FT.

FLETCHER MAURICE ANDREW
14193 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

30-6S-17-09813-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

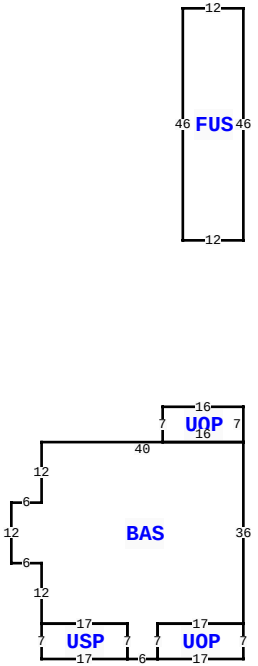
NEIGHBORHOOD/LOC 30617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100		1,554	102,929
FUS	552	100		552	36,562
UOP	112	20		22	1,457
UOP	119	20		24	1,590
USP	119	35		42	2,782
TOTALS	2,456			2,194	145,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,194	92.6350	101.90	223,569	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2106 HX Base Yr



14193 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	0030	BARN,MT	0	0	24	48	1,152.00	UT	9.00	9.00	100	2013	2013	3	100	10,368	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
6	0031	BARN,MT AE	0	100	24	48	1,152.00	UT	11.00	11.00	100	2017	2017	3	100	12,672	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		145,320
TOTAL MARKET OB/XF VALUE		29,040
TOTAL LAND VALUE - MARKET		186,030
TOTAL MARKET VALUE		192,113
SOH/AGL Deduction		61,750
ASSESSED VALUE		130,363
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,952
TOTAL JUST VALUE		360,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32292	MAINT/ALTR	35	09/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/297	11/20/2024	LE	U	I	14	100
GRANTOR: FLETCHER MAURICE A						
GRANTEE: FLETCHER MAURICE A						
1019/2827	6/25/2004	QC	Q	V	06	100
GRANTOR: XENAKIS						
GRANTEE: FLETCHER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N7 W16 S7 E16$ BAS= W40 S12 W6 S12 E6 S12 USP= S7 E17 N7 W17$ E17 S7 E6 UOP= E17 N7 W17 S7$ N7 E17 N36$ PTR=N40 FUS= N46 W12 S46 E12$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 29,040

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	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.67	AC		1.00	1.00	1.00	445.00	445.00	8,753							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.67	AC		1.00	1.00	1.00	9,000.00	9,000.00	177,030							

REVIEW DATE 10/18/2017 BY DF Total Acres: 20.67 Total Land Value: 17,753 Market: 177,030 Agricultural: 8,753 Common: 9,000 PRINTED 11/17/2026 BY SYS