

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

2026

30-6S-17-09813-006

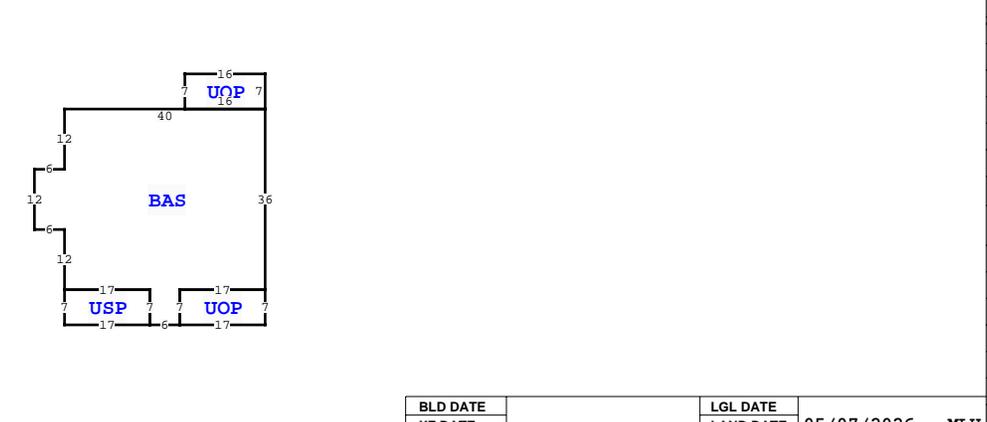


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	06 VINYL ASB 30
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	2 100
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

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	105.60	231,686	1980	1980	0	0	0	35.00	65.00		
1 SINGLE FAM			100% - 0	Heated Area: 2106				HX Base Yr						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		150,596	
TOTAL MARKET OB/XF VALUE		29,040	
TOTAL LAND VALUE - MARKET		186,030	
TOTAL MARKET VALUE		197,389	
SOH/AGL Deduction		70,266	
ASSESSED VALUE		127,123	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		75,712	
TOTAL JUST VALUE		365,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,028	

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
BAS	1,554	100	
FUS	552	100	
UOP	112	20	
UOP	119	20	
USP	119	35	
TOTALS	2,456		



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	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						

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	0030	BARN,MT	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	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
3	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
4	0040	BARN,POLE	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
5	0190	FPLC PF	0	100	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	UT	11.00	11.00	100	2017	2017	3	100	12,672	

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										
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	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							