

THAT PART OF NE1/4 OF SE1/4 LYIN
CR-131, EX THE EAST 331.99 FT &
83.57 FT & THAT PART OF S1/2 OF

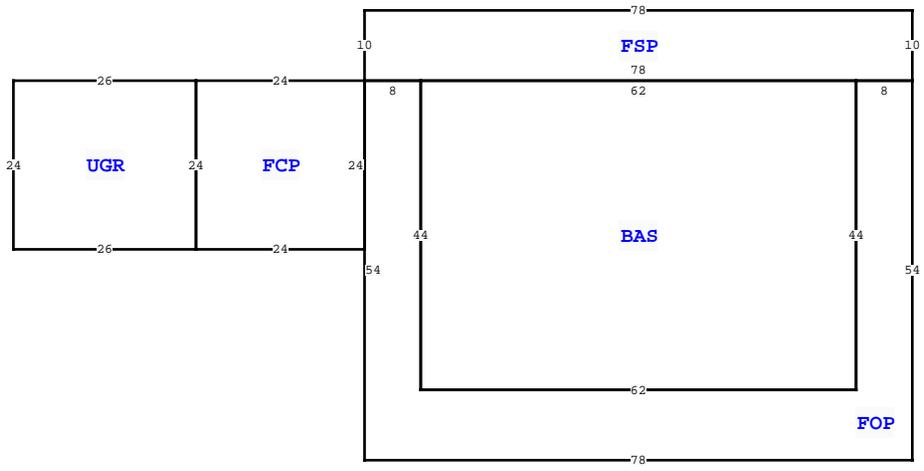
HORNING KENNETH S REVOCABLE TRUST DATED JANUARY 28
14221 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038-8847

2026

30-6S-17-09813-015

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Quality	07	07	
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
BAS	2,728	100	
FCP	576	25	
FOP	1,484	30	
FSP	780	40	
UGR	624	45	
TOTALS	6,192		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,910	127.4900	145.34	568,279	2007	2007	0	0	18.00	82.00
2 SINGLE FAM 100% - 2022 Heated Area: 2728 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			465,989
TOTAL MARKET OB/XF VALUE			58,228
TOTAL LAND VALUE - MARKET			122,400
TOTAL MARKET VALUE			646,617
SOH/AGL Deduction			72,781
ASSESSED VALUE			573,836
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			522,425
TOTAL JUST VALUE			646,617
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			644,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24409	SFR	814	04/20/2006
21803	GARAGE	520	04/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/891	12/19/2024	WD	U	I	11	100
GRANTOR: HORNING KENNETH S						
GRANTEE: HORNING KENNETH S R						
1392/0129	8/06/2019	WD	Q	I	01	474,900
GRANTOR: LAUREL N BIRD						
GRANTEE: KENNETH S & FAY A H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	10	10	100.00	UT	2.00	2.00	100
2	0166	CONC, PAVMT	0	100	0	0	1,512.00	UT	3.00	3.00	100
3	0296	SHED METAL	0	100	0	0	240.00	UT	12.00	12.00	100
4	0296	SHED METAL	0	100	10	24	240.00	UT	12.00	12.00	100
5	0040	BARN, POLE	0	100	24	36	864.00	UT	3.00	3.00	100
6	0252	LEAN-TO W/	0	100	0	0	288.00	UT	2.50	2.50	100
7	0252	LEAN-TO W/	0	100	0	0	288.00	UT	2.50	2.50	100
8	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100
9	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100
10	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100

TOTAL OB/XF											
58,228											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	13.60	AC	

BUILDING NOTES											
FSP= N10 W78 S10 E78\$ FOP= W8 BAS= W62 S44 E62 N44\$ S44 W62 N44 W8 FCP= W24 UGR= W26 S24 E26 N24\$ S24 E24 N24\$ S54 E78 N54\$.											

BUILDING DIMENSIONS											
FSP= N10 W78 S10 E78\$ FOP= W8 BAS= W62 S44 E62 N44\$ S44 W62 N44 W8 FCP= W24 UGR= W26 S24 E26 N24\$ S24 E24 N24\$ S54 E78 N54\$.											

LAND DESCRIPTION												TOTAL OB/XF												
												58,228												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	13.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	122,400							