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

2027

30-6S-17-09813-015

BUILDING CHARACTERISTICS

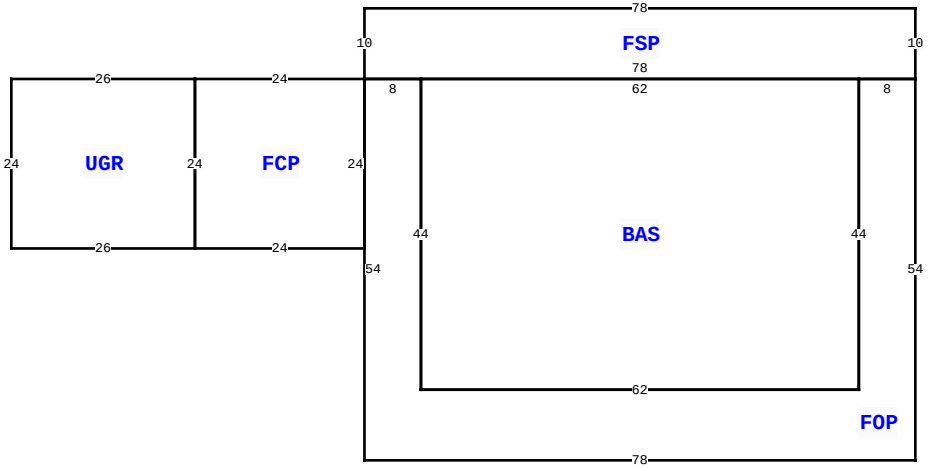
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,728	100		2,728	313,712
FCP	576	25		144	16,560
FOP	1,484	30		445	51,174
FSP	780	40		312	35,879
UGR	624	45		281	32,314
TOTALS	6,192			3,910	449,637

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	140.24	548,338	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2022 Heated Area: 2728 HX Base Yr 2022



14221 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0166	CONC,PAVMT	0	100	10	10	100.00	UT	2.00	2.00	100	2004	2004	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1,512.00	UT	3.00	3.00	100	2007	2007	3	100	4,536	
3	0296	SHED METAL	0	100	0	0	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
4	0296	SHED METAL	0	100	10	24	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
5	0040	BARN,POLE	0	100	24	36	864.00	UT	3.00	3.00	100	2007	2007	3	100	2,592	
6	0252	LEAN-TO W/	0	100	0	0	288.00	UT	2.50	2.50	100	2007	2007	3	100	720	
7	0252	LEAN-TO W/	0	100	0	0	288.00	UT	2.50	2.50	100	2007	2007	3	100	720	
8	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
9	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	40,000	
10	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 58,228

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	13.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	122,400							

REVIEW DATE 10/18/2017 BY DF Total Acres: 13.60 Total Land Value: 122,400 Market: 0 Agricultural: 0 Common: 122,400 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		449,637
TOTAL MARKET OB/XF VALUE		58,228
TOTAL LAND VALUE - MARKET		122,400
TOTAL MARKET VALUE		630,265
SOH/AGL Deduction		39,214
ASSESSED VALUE		591,051
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		539,640
TOTAL JUST VALUE		630,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		638,441

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						

BUILDING NOTES

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$.