LOT 6 TUSTENUGGEE ACRES UNIT 1.
756-405, PR 1531-2153

DILLON MATTHEW/DILLON AMBER
14030 SW TUSTENUGGE AVE
FT WHITE, FL 32038

2027

30-6S-17-09814-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30617.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

14030 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	160,880
TOTAL MARKET VALUE	160,880
SOH/AGL Deduction	0
ASSESSED VALUE	160,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,880
TOTAL JUST VALUE	160,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056458	Storage Building	62,000	09/01/2026
000056008	New Residential C	1,200,000	06/30/2026
000051806	Right-of-Way Acce		12/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2153	1/15/2025	PR	U	V	19	180,000

GRANTOR: BILLINGHAM ED J

GRANTEE: DILLON MATTHEW

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0					20.11	AC		1.00	1.00	1.00	8,000.00	8,000.00	160,880							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.11 Total Land Value: 160,880 Market: 0 Agricultural: 0 Common: 160,880 PRINTED 11/17/2026 BY SYS