

LOT 14 TUSTENUGGEE ACRES UNIT 1.
524-556, 654-80, 755-2279, 760-2

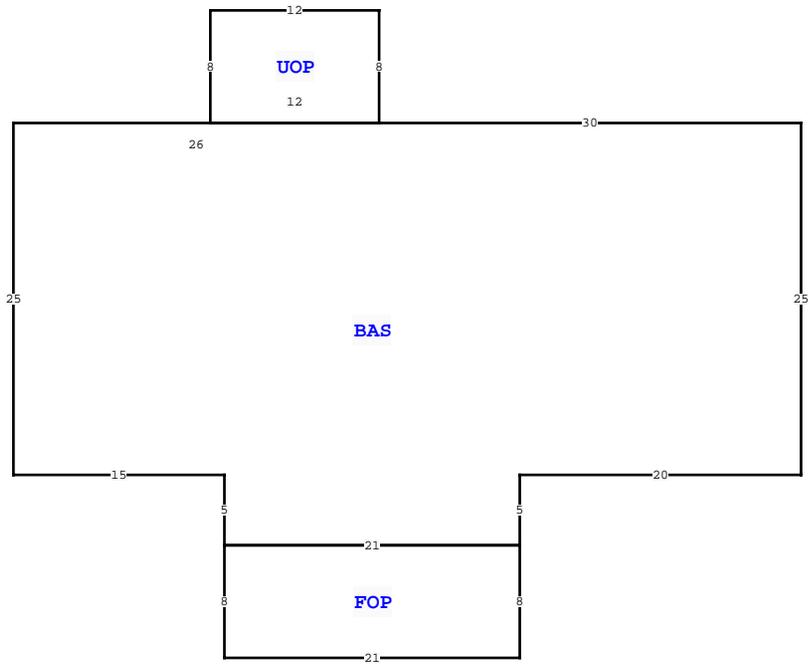
MINCEY DONALD LEE/BURGIN CHERYL LEE
940 SW BEAVER ST
FORT WHITE, FL 32038-9403

2026

30-6S-17-09814-016
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30617.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,505	100	
FOP	168	30	
UOP	96	20	
TOTALS	1,769		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2001		186,393	2000	2000	0	0	31.25	68.75
Heated Area: 1505 HX Base Yr 2001											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,145
TOTAL MARKET OB/XF VALUE		8,012
TOTAL LAND VALUE - MARKET		109,780
TOTAL MARKET VALUE		245,937
SOH/AGL Deduction		102,870
ASSESSED VALUE		143,067
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,656
TOTAL JUST VALUE		245,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043339	Roof Replacement	12,400	12/08/2021
15733	REMODEL	0	07/02/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/0545	5/06/2014	WD	U	I	11	100

GRANTOR: DONALD LEE MINCEY & C
GRANTEE: DONALD LEE MINCEY &
0933/0119 6/22/2001 WD Q I 01 100
GRANTOR: ROBERT MCDANIEL
GRANTEE: DONALD & SHERRY MIN

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	8	8	64.00	UT	5.50	5.50	100
2	0294	SHED WOOD/	0	100	16	20	320.00	UT	5.50	5.50	100
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
4	0070	CARPORT UF	0	100	8	20	160.00	UT	2.50	2.50	100
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100
6	0070	CARPORT UF	0	100	8	20	160.00	UT	2.50	2.50	100
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100
8	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
8,012											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W30 UOP= N8 W12 S8 E12\$ W26 S25 E15 S5 FOP= S8 E21 N8 W21\$ E21 N5 E20 N25\$.											

LAND DESCRIPTION											
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	9.98	AC	1.00