

NE1/4 OF NE1/4 AS LIES W OF RD E
 ALSO THE SE1/4 OF NE1/4 AS LIES
 1060.15 FT & EX 7.64 AC DESC IN

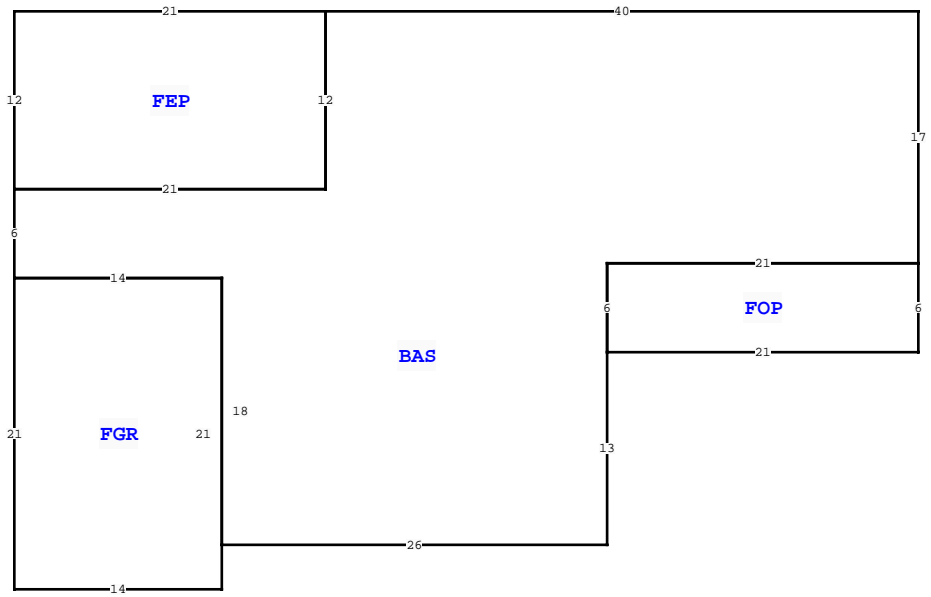
KELLER ROBIN RAE
 15008 SW TUSTENUGGEE AVE
 FORT WHITE, FL 32038

2026

31-6S-17-09816-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	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
Quality	05	05	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,293	100	
FEP	252	80	
FGR	294	55	
FOP	126	30	
TOTALS	1,965		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025	131.04	222,113	1983	1983	0	0	35.00	65.00
Heated Area: 1293 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		192,005	
TOTAL MARKET OB/XF VALUE		27,816	
TOTAL LAND VALUE - MARKET		69,300	
TOTAL MARKET VALUE		289,121	
SOH/AGL Deduction		5,830	
ASSESSED VALUE		283,291	
TOTAL EXEMPTION VALUE	SX HX HB	101,411	
BASE TAXABLE VALUE		181,880	
TOTAL JUST VALUE		289,121	
NCON VALUE		47,632	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		228,889	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051415	Remodel	19,183	11/06/2024
26561	M H	532	12/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/0659	8/27/2019	LE U	I	14		100

GRANTOR: RAYMOND F KELLER (ENH)
 GRANTEE: ROBIN RAE KELLER (R)

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
3	0020	BARN,FR	0	100	20	1.00	UT	0.00	0.00	100	0	0	3	100	4,480	
4	0282	POOL ENCL	0	100	0	1,000.00	UT	15.00	15.00	100	1987	1987	3	40	6,000	
5	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 FEP= W21 S12 E21 N12\$ S12 W21 S6 FGR= S21 E14 N21 W14\$E14 S18 E26 N13 FOP= E21 N6 W21S6\$ N6 E21 N17\$.	

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	DPHT 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	11,000.00	11,000.00	11,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	5.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	58,300							

