

COMM NE COR OF SEC, S 365 FT FOR  
1270.05 FT, W 214.37 FT TO E R/W  
ALONG R/W 1310.18 FT, E 557.10 F

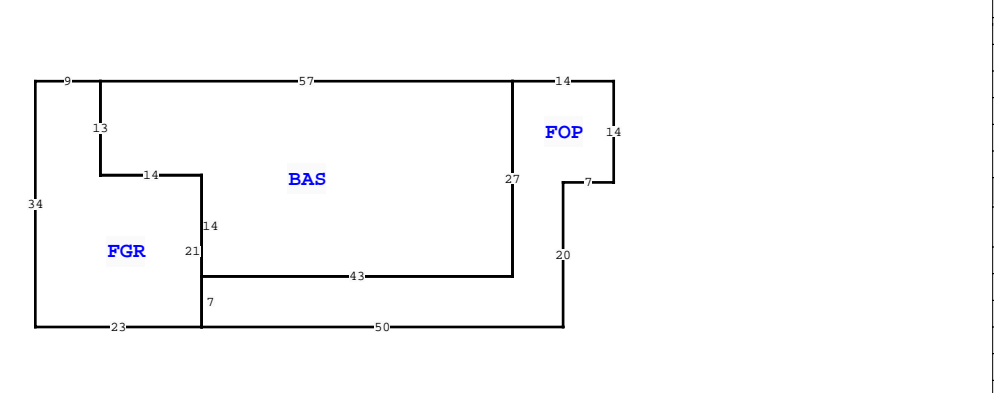
HARRIS EVERETTE M  
14995 SW TUSTENUGGEE AVE  
FORT WHITE, FL 32038

**2026**

31-6S-17-09816-005  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,982	117.8000	131.94	393,445	1993	1993	0	0	0	32.00	68.00		
1 SINGLE FAM 100% - 0 Heated Area: 2461 HX Base Yr														



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100		1,118	100,306
BAS	1,343	100		1,343	120,493
FGR	600	55		330	29,607
FOP	637	30		191	17,137
<b>TOTALS</b>	<b>3,698</b>			<b>2,982</b>	<b>267,543</b>

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				267,543	
TOTAL MARKET OB/XF VALUE				29,734	
TOTAL LAND VALUE - MARKET				110,000	
TOTAL MARKET VALUE				407,277	
SOH/AGL Deduction				183,001	
ASSESSED VALUE				224,276	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				172,865	
TOTAL JUST VALUE				407,277	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				406,511	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13668	M H	125	02/19/1998
3994	SFR	46,000	07/07/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/335	4/17/2025	LE U	I	I	14	100
GRANTOR: HARRIS EVERETTE (ENH)						
GRANTEE: STRENGTH TINA I (RM)						
1477/2433	10/13/2022	LE U	I	I	14	100
GRANTOR: HARRIS EVERETTE						
GRANTEE: HARRIS EVERETTE (EN)						

EXTRA FEATURES														14993 SW TUSTENUGGEE AVE, FORT WHITE		BLD DATE	03/18/1998	MO	LGL DATE	05/06/2026	MLU
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	0294	SHED WOOD/	0	100	24	18	1.00	UT	0.00	0.00	100	0	0	3	100	3,000					
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750					
3	0294	SHED WOOD/	0	100	24	24	576.00	UT	7.50	7.50	100	1993	1993	3	100	4,320					
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000				
5	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	1993	1993	3	100	2,160					
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300					
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300					
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400					
9	0031	BARN, MT AE	0	100	24	48	1,152.00	UT	11.00	11.00	75	2013	2013	3	75	9,504					
<b>TOTAL OB/XF</b>																<b>29,734</b>					

BUILDING NOTES													
<b>BUILDING DIMENSIONS</b> BAS= W57 FGR= W9 S34 E23 N21W14 N13\$ S13 E14 S14 FOP= S7 E50 N20 E7 N14 W14 S27 W43\$ E43 N27\$ PTR=N30 BAS= N26 W43S26 E43S30\$.													

LAND DESCRIPTION														TOTAL OB/XF 29,734										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							