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

2027

31-6S-17-09816-005

BUILDING CHARACTERISTICS

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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

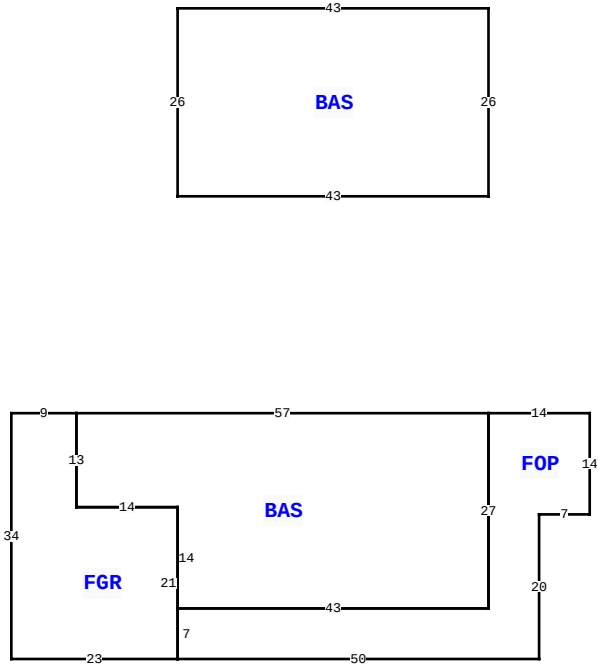
NEIGHBORHOOD/LOC 31617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100		1,118	98,512
BAS	1,343	100		1,343	118,338
FGR	600	55		330	29,077
FOP	637	30		191	16,830
TOTALS	3,698			2,982	262,757

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	129.58	386,408	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 0 Heated Area: 2461 HX Base Yr



BLD DATE	03/18/1998 MO	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

14993 SW TUSTENUGGEE AVE, FORT WHITE

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		262,757
TOTAL MARKET OB/XF VALUE		29,734
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		402,491
SOH/AGL Deduction		171,186
ASSESSED VALUE		231,305
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,894
TOTAL JUST VALUE		402,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,277

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	14	100
GRANTOR: HARRIS EVERETTE (ENH						
GRANTEE: STRENGTH TINA I (RM						
1477/2433	10/13/2022	LE	U	I	14	100
GRANTOR: HARRIS EVERETTE						
GRANTEE: HARRIS EVERETTE (EN						

BUILDING NOTES

BUILDING DIMENSIONS

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 E43$S30$.

LAND DESCRIPTION

TOTAL OB/XF 29,734

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 10/20/2017 BY DF Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/16/2026 BY SYS