

COMM SW COR OF SE1/4 OF NE1/4, N  
553.27 FT FOR POB, CONT E 462.33  
RD, SE 100 FT, W 462.33 FT, NW 1

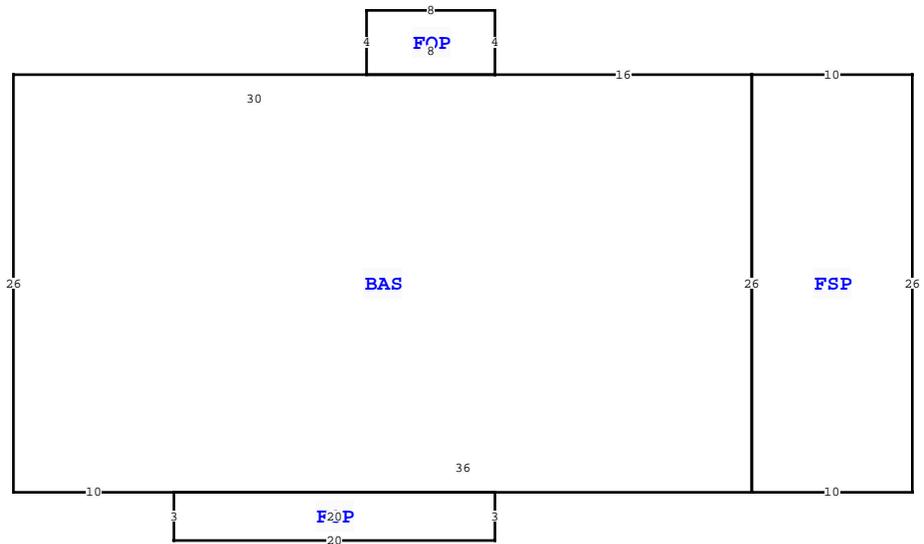
KLOTZSCHE GLENN  
15080 SW TUSTENUGGEE AVE  
FORT WHITE, FL 32038

**2026**

31-6S-17-09816-012  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
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	1,196	100	
FOP	32	30	
FOP	60	30	
FSP	260	40	
TOTALS	1,548		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,328	64.5000	73.53	97,648	1980	1980	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1196 HX Base Yr											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			63,471	
TOTAL MARKET OB/XF VALUE			450	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			81,921	
SOH/AGL Deduction			49,488	
ASSESSED VALUE			32,433	
TOTAL EXEMPTION VALUE	HX HB SX		32,433	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			81,921	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			76,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1263/2691	2/13/2013	QC	U	I	11	100
GRANTOR: HENRY E KLOTZSCHE & H						
GRANTEE: GLENN & DEBORAH A K						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 FOP= N4 W8 S4 E8\$ W30 S26 E10 FOP= S3 E20 N3 W20\$ E36 FSP= E10 N26 W10 S26\$ N26\$.	

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	250	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
TOTALS															450	

LAND DESCRIPTION																								
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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							