COMM AT NE COR OF E1/2 OF NE1/4,
13 DEG E 941.62 FT, S 12 DEG E 2
DEG E 215.14 FT, S 17 DEG E 23.7

ERICKSON KATHERINE/ERICKSON DENTON
15036 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2027

31-6S-17-09816-015

BUILDING CHARACTERISTICS

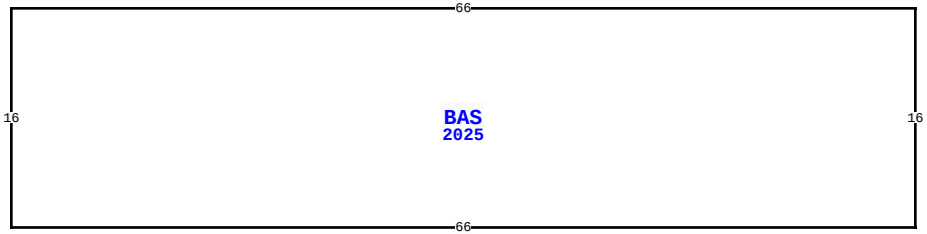
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,056	100	2025	1,056	60,763
TOTALS	1,056			1,056	60,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,056	112.5000	104.62	110,479	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1056 HX Base Yr



15036 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,763
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	72,040
TOTAL MARKET VALUE	88,883
SOH/AGL Deduction	0
ASSESSED VALUE	88,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,883
TOTAL JUST VALUE	141,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/415	4/16/2025	WD	Q	V	01	187,000

GRANTOR: KELLER ROBIN RAE

GRANTEE: ERICKSON KATHERIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,15] E66 S16 W66 N16 $

.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0081	DECKING WI	0	0	0	0	1.00	UT	200.00	200.00	100	2025	2024		100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.64	AC		1.00	1.00	1.00	11,000.00	11,000.00	18,040							
2	6200	A	PASTURE 3	0					6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
3	9910	M	MKT.VAL.AG	0					6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,000							

REVIEW DATE 08/19/2025 BY TP Total Acres: 7.64 Total Land Value: 19,720 Market: 54,000 Agricultural: 1,680 Common: 18,040 PRINTED 11/17/2026 BY SYS