

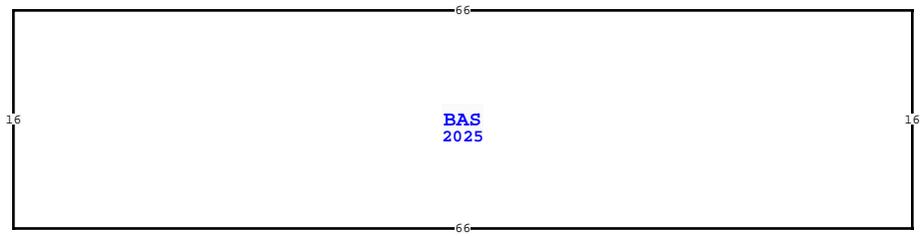
COMM AT NE COR OF E1/2 OF NE1/4,
13 DEG E 941.62 FT, S 12 DEG E 2
DEG E 215.14 FT, S 17 DEG E 23.7

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

2026

31-6S-17-09816-015


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,056	100	2025
TOTALS	1,056		

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	108.00	114,048	1997	1997	0	0	45.00	55.00													
1 MANUF 1 0% - 2026 Heated Area: 1056 HX Base Yr																								
																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				62,726		
TOTAL MARKET OB/XF VALUE				8,400		
TOTAL LAND VALUE - MARKET				72,040		
TOTAL MARKET VALUE				90,846		
SOH/AGL Deduction				0		
ASSESSED VALUE				90,846		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				90,846		
TOTAL JUST VALUE				143,166		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				138,580		
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																							
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	9945	Well/Sept	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	1.00	UT	200.00	200.00	100	2025	2024		100	200								
3	0296	SHED METAL	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400								
4	0070	CARPORT UF	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800								
TOTALS													1,056										

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	DPH 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							