

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  
[Barcode]

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
1	MANUF	1	0%	- 2026	Heated Area: 1056		HX Base Yr				
TOTALS	1,056		1,056	61,420							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			61,420
TOTAL MARKET OB/XF VALUE			8,400
TOTAL LAND VALUE - MARKET			72,040
TOTAL MARKET VALUE			89,540
SOH/AGL Deduction			0
ASSESSED VALUE			89,540
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			89,540
TOTAL JUST VALUE			141,860
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,580
PERMIT NUM	DESCRIPTION	AMT	ISSUED
<b>SALES DATA</b>			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1538/415	4/16/2025	WD Q	V 01
GRANTOR: KELLER ROBIN RAE			SALE PRICE
GRANTEE: ERICKSON KATHERIN			187,000
<b>BUILDING NOTES</b>			
<b>BUILDING DIMENSIONS</b>			
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
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025
2	0081	DECKING WI	0	0	0	1.00	UT	200.00	200.00	100	2025
3	0296	SHED METAL	0	0	0	1.00	UT	400.00	400.00	100	2025
4	0070	CARPORT UF	0	0	0	1.00	UT	800.00	800.00	100	2025
TOTAL OB/XF 8,400											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.64	AC	1.00
2	6200	A	PASTURE 3	0					6.00	AC	1.00
3	9910	M	MKT.VAL.AG	0					6.00	AC	1.00