SW1/4 OF SE1/4 & COMM NE COR OF W 511.13 FT FOR POB, CONT W 222. FT, E 222.14 FT, N 511.13 FT TO

KOHN CRAIG/KOHN DARRYL
15154 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

**2027**

**31-6S-17-09819-004**

## BUILDING CHARACTERISTICS

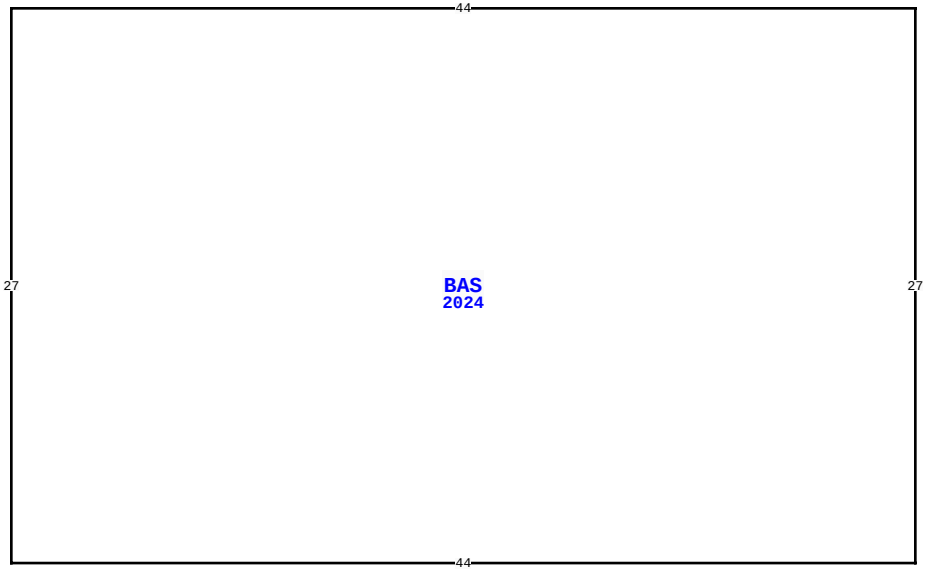
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,188 | 100 | 2024 | 1,188 | 107,848 |
| TOTALS | 1,188 | | | 1,188 | 107,848 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,188 | 113.5000 | 105.56 | 125,405 | 2018 | 2018 | 0 | 0 | 0 | 14.00 | 86.00 |

1 MANUF 1 50% - 2024 Heated Area: 1188 HX Base Yr 2024




15154 SW TUSTENUGGEE AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 50 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2024 | 2023 | | 100 | 7,000 | |
| 2 | 0040 | BARN,POLE | 0 | 50 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2024 | 2023 | | 100 | 800 | |
| 3 | 0294 | SHED WOOD/ | 0 | 50 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2024 | 2023 | | 100 | 600 | |
| 4 | 0040 | BARN,POLE | 0 | 50 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2024 | 2023 | | 100 | 1,500 | |
| 5 | 0255 | MBL HOME S | 0 | 50 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2024 | 2023 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 107,848 |
| TOTAL MARKET OB/XF VALUE | | 10,900 |
| TOTAL LAND VALUE - MARKET | | 378,620 |
| TOTAL MARKET VALUE | | 154,437 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 154,437 |
| TOTAL EXEMPTION VALUE | HA HAB | 51,411 |
| BASE TAXABLE VALUE | | 103,026 |
| TOTAL JUST VALUE | | 497,368 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 498,523 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1490/1419 | 5/16/2023 | WD | U | V | 11 | 100 |
| GRANTOR: KOHN JAMES L | | | | | | |
| GRANTEE: KOHN CRAIG | | | | | | |
| 582/75 | 1/02/1986 | QC | U | I | 11 | 71 |
| GRANTOR: TYRE KENNETH W | | | | | | |
| GRANTEE: TYRE MARTHA JANE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,11] E44 S27 W44 N27 $
.

## LAND DESCRIPTION

TOTAL OB/XF 10,900

| 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 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 67.84 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 30,189 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 67.84 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 373,120 | | | | | | | |
| 3 | 0200 | C | MBL HM | 50 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 5,500 | | | | | | | |

REVIEW DATE 12/08/2023 BY JB Total Acres: 68.84 Total Land Value: 35,689 Market: 373,120 Agricultural: 30,189 Common: 5,500 PRINTED 11/17/2026 BY SYS