

COMM NW COR OF NW1/4 OF SW1/4, R
TO C/L CR-131, RUN S ALONG C/L 5
FT TO E R/W OF RD FOR POB, CONT

HOLMES WILLIE R/HOLMES KATIE F
15399 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

32-6S-17-09829-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
TOTALS	1,152		91,107

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2012		Heated Area: 1152					HX Base Yr	2012

BAS

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			91,107	
TOTAL MARKET OB/XF VALUE			14,000	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			170,107	
SOH/AGL Deduction			76,765	
ASSESSED VALUE			93,342	
TOTAL EXEMPTION VALUE	HX HB WR		56,411	
BASE TAXABLE VALUE			36,931	
TOTAL JUST VALUE			170,107	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			155,407	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042695	Electrical Servic	0	09/07/2021
15431	M H	125	04/27/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/2018	6/27/2015	QC	U	I	11	100
GRANTOR: WILLIE HOLMES & KATIE						
GRANTEE: WILLIE R & KATIE F						
1237/1898	6/19/2012	QC	U	I	11	100
GRANTOR: LARRY L PITTMAN						
GRANTEE: WILLIE R & KATIE F						

EXTRA FEATURES		15399 SW TUSTENUGGEE AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0070	CARPORT UF	0 100
2	0296	SHED METAL	0 100
3	9945	Well/Sept	0 0
4	0070	CARPORT UF	0 100
5	0296	SHED METAL	0 100
6	0285	SALVAGE	0 100
7	0104	GENERATOR	0 100

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	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,600	
6	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS= W48 S24 E48 N24\$.		

LAND DESCRIPTION		TOTAL OB/XF 14,000																						
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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

TOTAL OB/XF 14,000	