

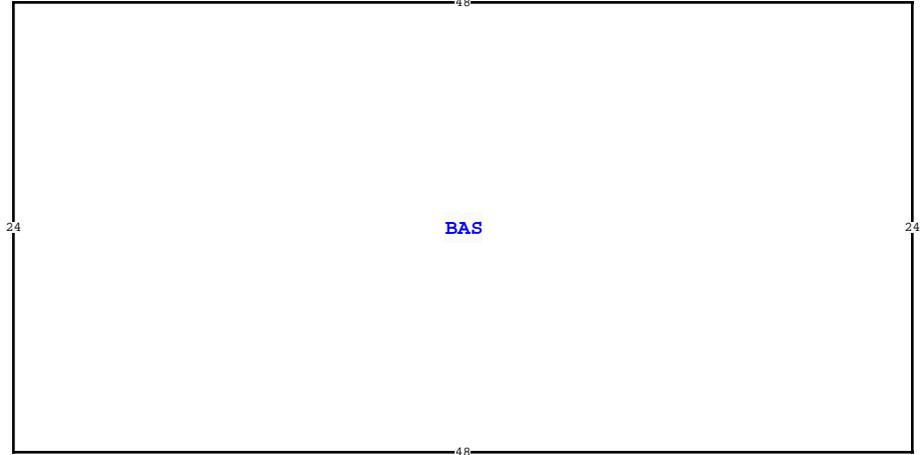
COMM NW COR OF NW1/4 OF SW1/4, R
TO C/L CR-131, RUN S ALONG C/L 5
FT TO E R/W OF RD FOR POB, CONT

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			140,164	1981	1981	0	0	35.00	65.00
Heated Area: 1152			HX Base Yr 2012								
											

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		50,000	
TOTAL MARKET VALUE		155,107	
SOH/AGL Deduction		61,765	
ASSESSED VALUE		93,342	
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE		36,931	
TOTAL JUST VALUE		155,107	
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	ADJ UNIT PRICE
1	0070	CARPORT UF	0.00
2	0296	SHED METAL	0.00
3	9945	Well/Sept	7,000.00
4	0070	CARPORT UF	0.00
5	0296	SHED METAL	0.00
6	0285	SALVAGE	0.00
7	0104	GENERATOR	6,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/14/2024		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S24 E48 N24\$.	

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							