

NE1/4 OF NE1/4 AS LIES W OF RD E
ALSO THE SE1/4 OF NE1/4 AS LIES
1060.15 FT.
KELLER ROBIN KAE
15036 SW TUSTENUGEE AVE
FORT WHITE, FL 32038

2025

31-65-1/-09816-004
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BUILDING CHARACTERISTICS

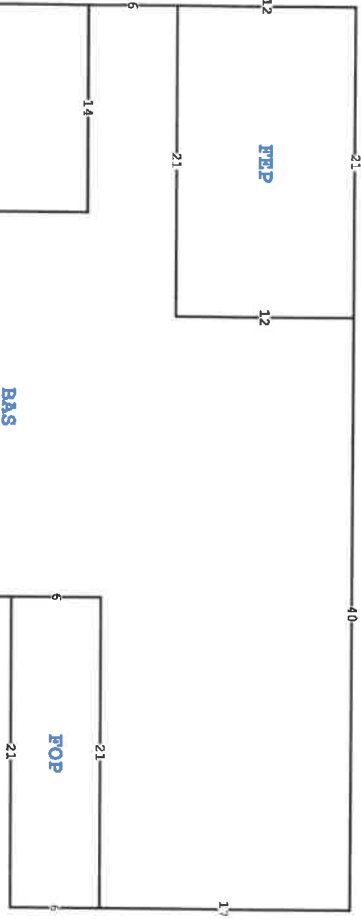
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frames	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVG	ECON	FNCT	NORM	% COND
0100	01	1,695	117.0000	122.85	208,231	1983	1983	0	0	0	65.00
Heated Area: 1293											
HX Base Yr											

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Dist:	STANDARD
Tax Group: 3		
TOTAL MARKET VALUE		135,350
TOTAL MARKET OBFX VALUE		27,816
TOTAL LAND VALUE - MARKET		125,460
TOTAL MARKET VALUE		288,626
SCH/AGL Deduction		174,214
ASSESSED VALUE		114,412
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		64,412
TOTAL JUST VALUE		288,626
INCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		



Quality	05	05
DOOR CODE	0100	SINGLE FAMILY
MAP NUM		02
NEIGHBORHOOD/LOC	31617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,293	100	1,293	103,249
FGR	252	80	202	16,130
FGR	294	55	162	12,936
FOP	126	30	38	3,034

TOTALS	1,965	1,695	135,350
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EXTRA FEATURES

L N CODE	DESCRIPTION	BUD CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT PRICE	ORG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBFX MKT VALUE	NOTES
1 0190	FPLC EF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2 0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
3 0020	BARN, FR	0 100	20	32	1.00	UT	0.00	0.00	100	0	0	3	100	4,480	
4 0282	POOL ENCL	0 100	0	0	1,000.00	UT	15.00	15.00	100	1987	1987	3	40	6,000	
5 0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	

BUILDING NOTES

BAS- W40 FEP- W21 S12 E21 N128 S12 W21 S6 FGR- S21 E14 N21
W14S14 S18 E26 N13 FOP- E21 N6 W21S56 N6 E21 N17S.

BUILDING DIMENSIONS

L N CODE	DESCRIPTION	BUD CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT PRICE	ORG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBFX MKT VALUE	NOTES
1 0100	C SFR	100	100	A-1	A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	1.00	9,000.00	
2 9900	C AC NON-AG	100	A-1	0.00	0.00	12.94	AC	1.00	1.00	1.00	1.00	9,000.00	9,000.00	116,460	

TOTAL OBFX

27,816