

AKA LOT 2 TUSTENUGGEE PLANTATION
COMM NE COR, RUN W 1300.56 FT FO
657.94 FT, S 662.15 FT, E 657.94

MILLER R F "BUDDY"/MILLER DEBORAH H
230 SW SUNFLOWER CT
FORT WHITE, FL 32038

2024

18-6S-17-09696-102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 18617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	256,417
FGR	528	55	290	32,615
FOP	266	30	80	8,997
FOP	562	30	169	19,006
PTO	135	5	7	787
UST	288	45	130	14,620

TOTALS 4,059 2,956 332,442

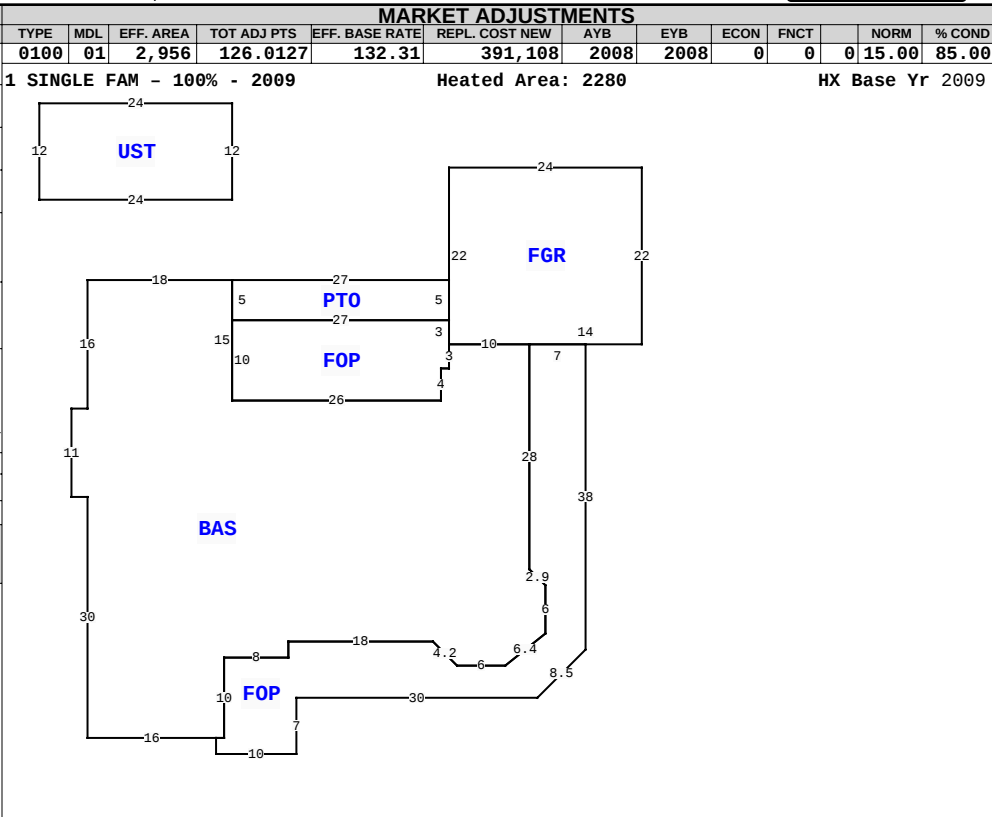
EXTRA FEATURES

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	0040	BARN, POLE	0 100	26 42	1,092.00	UT	2.50	2.50	75	2013	2013	3	75	2,048	
2	0294	SHED WOOD/	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0 100	42 60	1.00	UT	14,000.00	14,000.00	100	2022	2021		100	14,000	
6	0296	SHED METAL	0 100	0 0	1.00	UT	800.00	800.00	100	2022	2021		100	800	

LAND DESCRIPTION

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	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 05/25/2022 BY JB



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF 25,848															
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	0040	BARN, POLE	0 100	26 42	1,092.00	UT	2.50	2.50	75	2013	2013	3	75	2,048	
2	0294	SHED WOOD/	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0 100	42 60	1.00	UT	14,000.00	14,000.00	100	2022	2021		100	14,000	
6	0296	SHED METAL	0 100	0 0	1.00	UT	800.00	800.00	100	2022	2021		100	800	

LAND DESCRIPTION

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	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 05/25/2022 BY JB

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3										Tax Dist:		
BUILDING MARKET VALUE										332,442		
TOTAL MARKET OB/XF VALUE										25,848		
TOTAL LAND VALUE - MARKET										90,000		
TOTAL MARKET VALUE										448,290		
SOH/AGL Deduction										159,214		
ASSESSED VALUE										289,076		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										239,076		
TOTAL JUST VALUE										448,290		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										403,373		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045549	Electrical Servic	0	09/23/2022
34592	M H	755	10/26/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0972/1147	1/15/2003	WD	Q	V		28,000			
GRANTOR: COLUMBIA PLANTATION C									
GRANTEE: R F & DEBORAH MILLE									
0962/0971	9/01/2002	WD	Q	V		29,000			
GRANTOR: COLUMBIA PLATATION CO									
GRANTEE: R F BUDDY & DEBORAH									

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S16 W2 S11 E2 S30 E16 FOP= S2 E10 N7 E30 U6 R6 N38 W7 S28 D2 R2 S6 L5 D4 W6 U3 L3 W18 S2 W8 S10 W1\$ E1 N10 E8 N2 E18 R3 D3 E6 U4 R5 N6 L2 U2 N28 FGR= E14 N22 W24 S22 E10\$ W10 FOP= N3 PTO= N5 W27 S5 E27\$ W27 S10 E26 N4 E1 N3\$ S3 W1 S4 W26 N15\$ PTR= N10 UST= N12 W24 S12 E24 \$ S10\$.