

(AKA LOT 7 TUSTENUGGEE OAKS
S/D UNREC DESC AS):
COMM NE COR OF SEC, RUN W 40

MENOLASINO ROBERT W/MENOLASINO CORIEAN J
227 SW BEEHIVE CT
FORT WHITE, FL 32038

2026

07-6S-17-09621-307



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,230	100		2,230	232,938
FGR	810	55		446	46,588
FOP	56	30		17	1,776
FOP	204	30		61	6,372
FOP	216	30		65	6,790
TOTALS	3,516			2,819	294,463

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC	
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.01	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,819	101.3760	113.54	320,069	2017	2017	0	0	0	92.00
1 SINGLE FAM 100% - 2016 Heated Area: 2230 HX Base Yr 2016											
227 SW BEEHIVE CT, FORT WHITE											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				04/07/2025 MLU			

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 294,463											
TOTAL MARKET OB/XF VALUE 1,500											
TOTAL LAND VALUE - MARKET 95,190											
TOTAL MARKET VALUE 391,153											
SOH/AGL Deduction 149,970											
ASSESSED VALUE 241,183											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 190,461											
TOTAL JUST VALUE 391,153											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 394,354											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34742	SFR	985	12/14/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1289/0064	2/06/2015	WD U	I	I	18	40,000	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: ROBERT W & CORIEAN							
1275/0884	5/28/2014	WD U	I	I	18	0	
GRANTOR: FIRST FEDERAL BANK OF							
GRANTEE: SEC OF HOUSING & UR							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W11 FOP= N12 W17 S12 E17\$ W37 FOP= W14 S4 E14 N4\$ S4 W14 FGR= N4 W30 S27 E30 N23\$ S29 E24 FOP= S12 E18 N12 W18\$ E18 S12 E20 N45\$.											