PRCLS A & B OF UNR S/D & PART OF
S/D UNREC.
BEG SW COR OF NW1/4, RUN N 1320.

HALVERSON TIMMIE M/HALVERSON HUNG S
PO BOX 275
FORT WHITE, FL 32038-0276

2026

15-6S-17-09678-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15617.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	35,736
TOTAL LAND VALUE - MARKET	88,389
TOTAL MARKET VALUE	124,125
SOH/AGL Deduction	6,182
ASSESSED VALUE	117,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,943
TOTAL JUST VALUE	124,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31586	M H	314	11/15/2013
25212	M H	578	11/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1133/1545	10/05/2007	WD	Q	I		140,000
GRANTOR: EUVARGAIN & FRANCIA A						
GRANTEE: TIMMIE M & HUNG S H						
1063/0327	10/19/2005	WD	U	V	08	75,000
GRANTOR: MEDINA						
GRANTEE: EUVARGAIN & FRANCIA						

518 SW TOMMY LITES ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0210	GARAGE U	0	0	24	38	912.00	UT	16.00	16.00	100	2014	2014	3	100	14,592	
2	0210	GARAGE U	0	0	26	34	884.00	UT	16.00	16.00	100	2017	2017	3	100	14,144	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 35,736

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9901	C	AC/XFOB	0		00	0.00	0.00	14.03	AC		1.00	1.00	0.70	9,000.00	6,300.00	88,389							

REVIEW DATE 10/10/2017 BY DF Total Acres: 14.03 Total Land Value: 88,389 Market: 0 Agricultural: 0 Common: 88,389 PRINTED 11/19/2025 BY SYS