LOT 3 TUSTENUGGEE ACRES UNIT 1.
440-359, PB 841-2221 THRU 2224,

CALOCERINOS JOANNE/CALOCERINOS MELISSA V
687 SW BEAVER ST
FORT WHITE, FL 32038-3707

2026

30-6S-17-09814-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

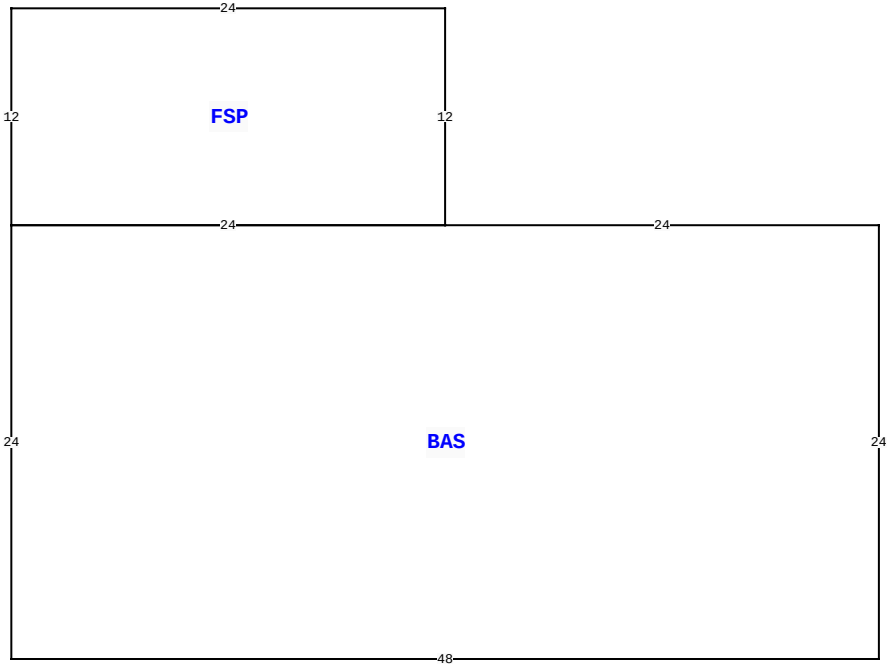
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,044
FSP	288	40		115	3,199
TOTALS	1,440			1,267	35,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,267	115.9000	69.54	88,107	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1152 HX Base Yr 1998



BLD DATE	03/27/1998 MO	LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

687 SW BEAVER ST, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		65,591
TOTAL MARKET OB/XF VALUE		16,536
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		177,127
SOH/AGL Deduction		64,269
ASSESSED VALUE		112,858
TOTAL EXEMPTION VALUE	DH DHB SX HX HB	112,858
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		177,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,127

PRMT:1:1: TVL TRL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13447	M H	125	12/24/1997
13349	M H	125	11/25/1997
13116	M H	75	09/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1183/2288	11/04/2009	WD	U	I	11	100
GRANTOR: JERRY SHOWALTER						
GRANTEE: MELISSA & JOANNE CA						
0845/1299	9/06/1997	WD	Q	V		24,900
GRANTOR: CAMPBELL ETAL						
GRANTEE: JERRY SHOWALTER & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W24 S12 E24$ W24 S24 E48 N24$.

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	0296	SHED METAL	0	100	24	30	720.00	UT	5.00	5.00	100	1997	1997	3	100	3,600	
2	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1998	1998	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	12	14	168.00	UT	2.00	2.00	100	1998	1998	3	100	336	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

TOTAL OB/XF 16,536

LAND DESCRIPTION

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	0200	C	MBL HM	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							
2	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 10/19/2017 BY DF Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 10/03/2025 BY SYS

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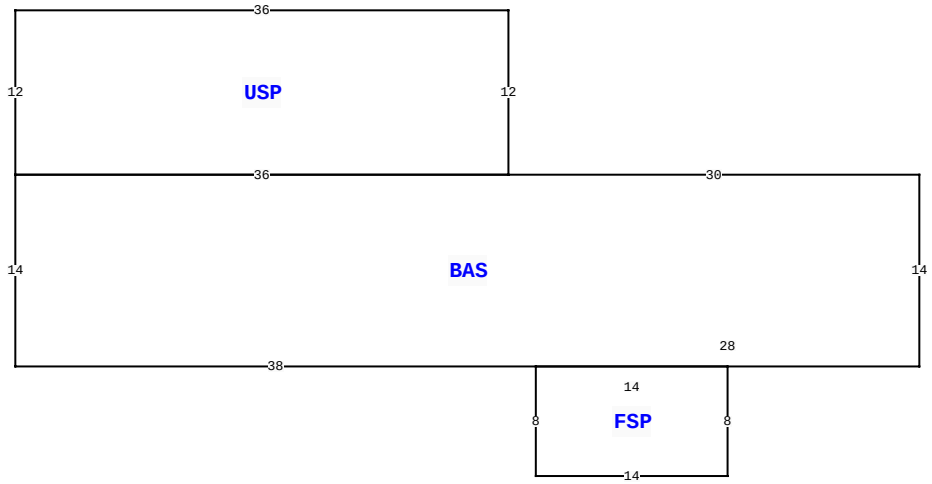
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,037
FSP	112	40		45	1,219
USP	432	35		151	4,092
TOTALS	1,468			1,120	30,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,120	112.9000	67.74	75,869	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1998 Heated Area: 924 HX Base Yr 1998



687 SW BEAVER ST, FORT WHITE

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0845/1299	9/06/1997	WD	Q	V		24,900
GRANTOR: CAMPBELL ETAL						
GRANTEE: JERRY SHOWALTER & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 USP= N12 W36 S12 E36$ W36 S14 E38 FSP= S8 E14 N8 W14$ E28 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/19/2017 BY DF Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 10/03/2025 BY SYS