LOT 10 TUSTENUGGEE ACRES UNIT 1.
422-221, 624-572, WD 1212-1913,

GRIFFIN MICHAEL WAYNE
516 SW BEAVER ST
FORT WHITE, FL 32038

2026

30-6S-17-09814-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

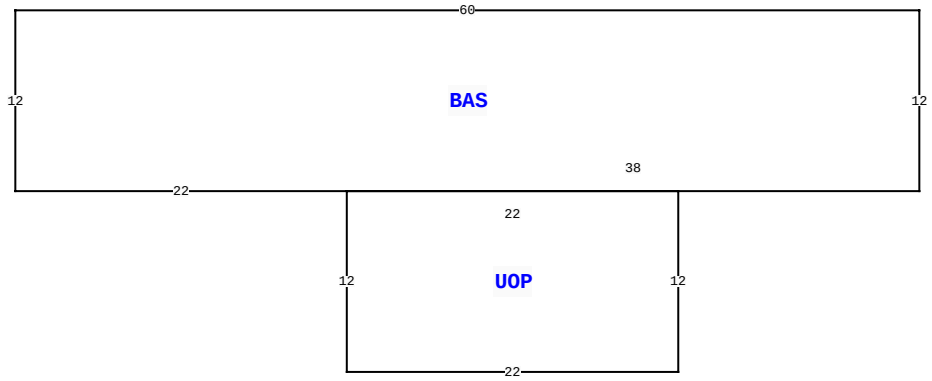
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE 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	720	100		720	12,583
UOP	264	25		66	1,154
TOTALS	984			786	13,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	786	72.8100	43.69	34,340	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 720 HX Base Yr



516 SW BEAVER ST, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,736
TOTAL MARKET OB/XF VALUE	14,200
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	123,031
SOH/AGL Deduction	0
ASSESSED VALUE	123,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,031
TOTAL JUST VALUE	123,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,031

XFOB:3:1: CAMERY MH

XFOB:1:1: RIVR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1212/1913	4/07/2011	WD	U	I	30	100

GRANTOR: DALE ERNEST GRIFFIN

GRANTEE: MICHAEL WAYNE GRIFF

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E22 UOP= S12 E22 N12 W22$ E38 N12$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	

LAND DESCRIPTION

TOTAL OB/XF 14,200

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	0102	C	SFR/MH	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 10/18/2017 BY DF Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 10/03/2025 BY SYS