



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	06	BD/BATTEN 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 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			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units	0	100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	1,505	100		1,505	122,528
FOP	168	30		50	4,071
UOP	96	20		19	1,547
TOTALS	1,769			1,574	128,145

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,574	105.7320	118.42	186,393	2000	2000	0	0	0	31.25
2 SINGLE FAM 100% - 2001 Heated Area: 1505 HX Base Yr 2001											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
940 SW BEAVER ST, FORT WHITE 04/07/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	8	8	64.00	UT	5.50	5.50	100
2	0294	SHED WOOD/	0	100	16	20	320.00	UT	5.50	5.50	100
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
4	0070	CARPORT UF	0	100	8	20	160.00	UT	2.50	2.50	100
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100
6	0070	CARPORT UF	0	100	8	20	160.00	UT	2.50	2.50	100
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100
8	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100
TOTAL OB/XF 8,012											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	9.98	AC	1.00
Total Acres: 9.98 Total Land Value: 94,810 Market: 0 Agricultural: 0 Common: 94,810											

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						128,145						
TOTAL MARKET OB/XF VALUE						8,012						
TOTAL LAND VALUE - MARKET						94,810						
TOTAL MARKET VALUE						230,967						
SOH/AGL Deduction						87,482						
ASSESSED VALUE						143,485						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						92,763						
TOTAL JUST VALUE						230,967						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						233,297						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
000043339				Roof Replacement				12,400		12/08/2021		
15733				REMODEL				0		07/02/1999		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE			
1274/0545		5/06/2014		WD	U	I	I	11	100			
GRANTOR: DONALD LEE MINCEY & C												
GRANTEE: DONALD LEE MINCEY &												
0933/0119		6/22/2001		WD	Q	I	I	01	100			
GRANTOR: ROBERT MCDANIEL												
GRANTEE: DONALD & SHERRY MIN												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W30 UOP= N8 W12 S8 E12\$ W26 S25 E15 S5 FOP= S8 E21 N8 W21\$ E21 N5 E20 N25\$.												