COMM SE COR OF NW1/4 OF SE1/4
RUN W 1321.75 FT, N 661.56 FT
FOR POB, RUN W 75.27 FT, N

BEAUMONT FREDERICK M/BEAUMONT SANDRA L
340 SW MURDOCK CT
FORT WHITE, FL 32038

2027

01-7S-16-04108-011

BUILDING CHARACTERISTICS

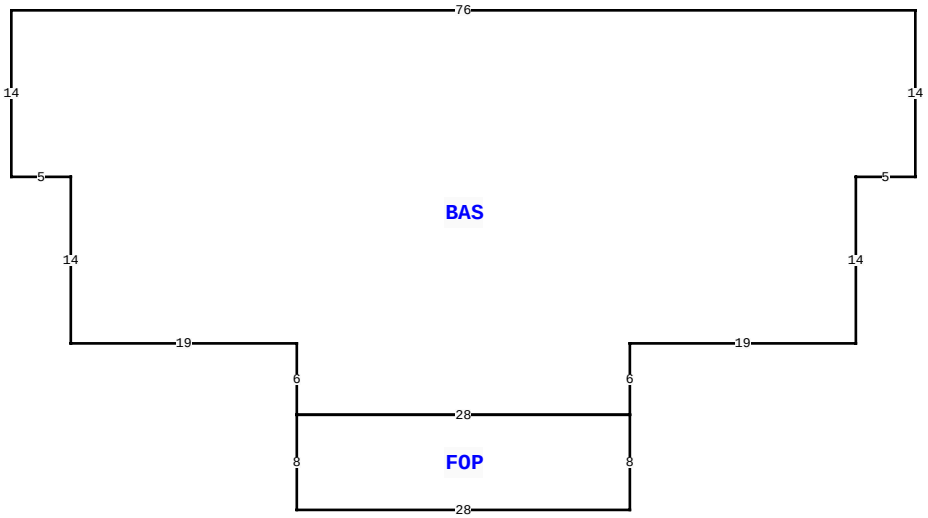
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100		2,156	125,612
FOP	224	35		78	4,545
TOTALS	2,380			2,234	130,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,234	113.9000	105.93	236,648	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 2156 HX Base Yr 2010



340 SW MURDOCK CT, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,000	
3	0070	CARPORT UF	0	100	20	24	480.00	UT	2.00	2.00	100	2009	2009	3	100	960	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,156
TOTAL MARKET OB/XF VALUE		11,960
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		262,116
SOH/AGL Deduction		129,659
ASSESSED VALUE		132,457
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,046
TOTAL JUST VALUE		262,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,517

SALE:2:1: WD REPLACING AGREEMENT

SALE:1:1: JTWRS, PAID TOO MUCH

XFOB:1:1: CRES MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042313	Roof Replacement	13,650	07/13/2021
34117	PUMP/UTPOL	50	06/06/2016
27781	M H	425	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/1125	5/06/2013	TD	U	I	18	14,000
GRANTOR: CLERK OF COURT						
GRANTEE: FREDERICK M & SANDR						
1143/1022	2/14/2008	WD	Q	I	03	100
GRANTOR: ROBERT E LOWE						
GRANTEE: WALTER LEE LITTRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E5 S14 E19 S6 FOP= S8 E28 N8 W28$ E28 N6 E19 N14 E5 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,960

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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	112,000							

REVIEW DATE 06/03/2026 BY NH Total Acres: 15.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/17/2026 BY SYS