

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

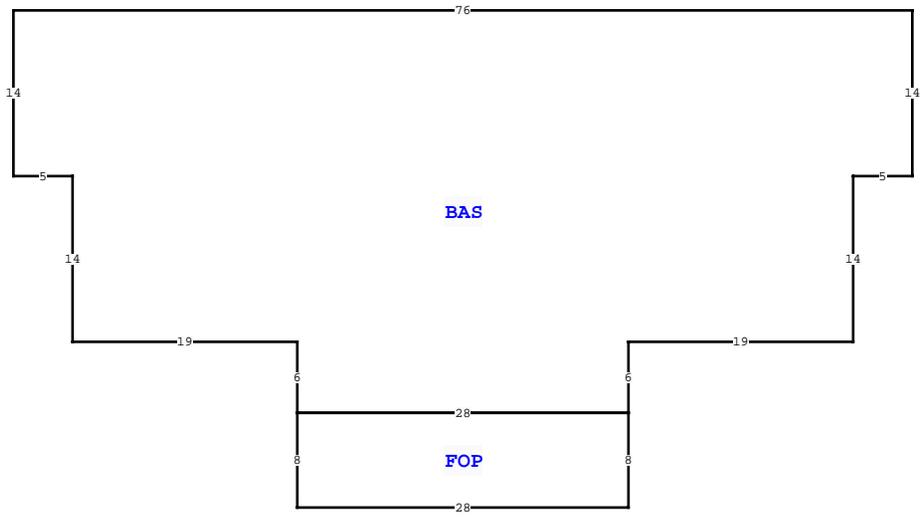
BEAUMONT FREDERICK M/BEAUMONT SANDRA L  
 340 SW MURDOCK CT  
 FORT WHITE, FL 32038

**2026**

01-7S-16-04108-011

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM		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	129,655
FOP	224	35		78	4,691
TOTALS	2,380			2,234	134,346

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	109.34	244,266	2007	2007	0	0	45.00	55.00
1 MANUF 1 100% - 2010 Heated Area: 2156 HX Base Yr 2010											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		134,346	
TOTAL MARKET OB/XF VALUE		11,960	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		266,306	
SOH/AGL Deduction		137,707	
ASSESSED VALUE		128,599	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		77,188	
TOTAL JUST VALUE		266,306	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,693	
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 LITRELL						

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

LAND DESCRIPTION																								
TOTAL OB/XF 11,960																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							