(AKA LOT 7 TUSTENUGGEE OAKS S/D UNREC DESC AS):
COMM NE COR OF SEC, RUN W 40

MENOLASINO ROBERT W/MENOLASINO CORIEAN J
227 SW BEEHIVE CT
FORT WHITE, FL 32038

2027

07-6S-17-09621-307

BUILDING CHARACTERISTICS

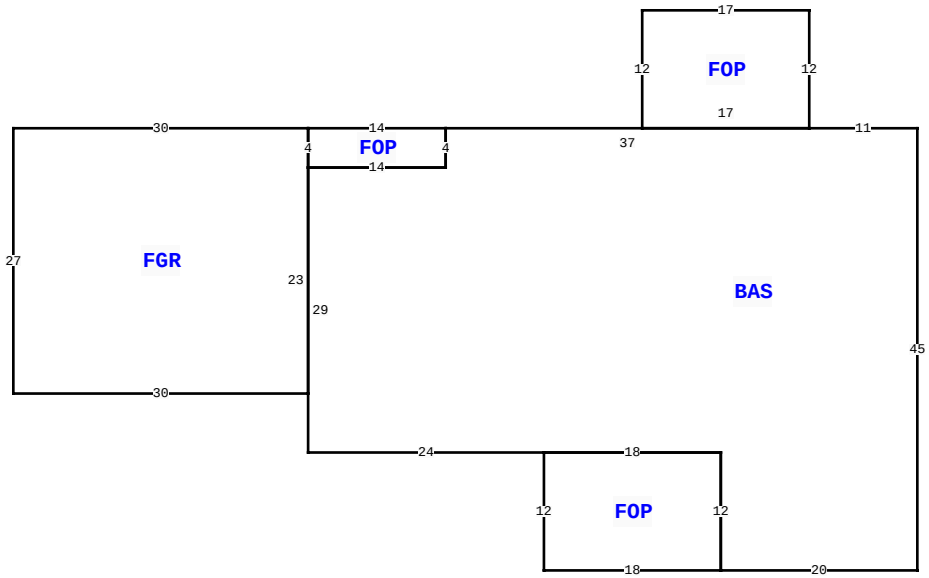
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,230	100		2,230	228,774
FGR	810	55		446	45,754
FOP	56	30		17	1,744
FOP	204	30		61	6,258
FOP	216	30		65	6,668
TOTALS	3,516			2,819	289,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,819	101.3760	111.51	314,347	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2016 Heated Area: 2230 HX Base Yr 2016



227 SW BEEHIVE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	2013	2013	3	100	100	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	289,199
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	400,919
SOH/AGL Deduction	153,225
ASSESSED VALUE	247,694
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	196,283
TOTAL JUST VALUE	400,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34742	SFR	985	12/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0064	2/06/2015	WD	U	I	18	40,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: ROBERT W & CORIEAN						
1275/0884	5/28/2014	WD	U	I	18	0
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: SEC OF HOUSING & UR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N12 W17 S12 E17$ W37 FOP= W14 S4 E14 N4$ S4 W14
FGR= N4 W30 S27 E30 N23$ S29 E24 FOP= S12 E18 N12 W18$ E18
S12 E20 N45$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 10/04/2017 BY DF Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS