

BEG NW COR OF NE1/4 OF NE1/4, E
 1332.52 FT TO S LINE, W 490.73 F
 1331.48 FT TO POB.

WHITTEN MARIE YVONNE
 4331 BEAU RIVAGE CIR
 LUTZ, FL 33558

2026

20-6S-17-09701-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 135,000 TOTAL MARKET VALUE 6,675 SOH/AGL Deduction 0 ASSESSED VALUE 6,675 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,675 TOTAL JUST VALUE 135,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 135,000																																																										
DOR CODE 5500										TIMBERLAND 80-89										PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
MAP NUM										MKT AREA 02										SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1471/2215</td> <td>7/18/2022</td> <td>LE U</td> <td>V</td> <td>V</td> <td>14</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: WHITTEN MARIE YVONNE</td> </tr> <tr> <td colspan="7">GRANTEE: WHITTEN STUART WALK</td> </tr> <tr> <td>1271/1919</td> <td>3/18/2014</td> <td>WD U</td> <td>V</td> <td>V</td> <td>19</td> <td>35,500</td> </tr> <tr> <td colspan="7">GRANTOR: JACK F SCHENCK, PR (I</td> </tr> <tr> <td colspan="7">GRANTEE: MARIE YVONNE WHITE</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1471/2215	7/18/2022	LE U	V	V	14	100	GRANTOR: WHITTEN MARIE YVONNE							GRANTEE: WHITTEN STUART WALK							1271/1919	3/18/2014	WD U	V	V	19	35,500	GRANTOR: JACK F SCHENCK, PR (I							GRANTEE: MARIE YVONNE WHITE						
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																									
TOTALS																																																																														
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																																																														
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1	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	445.00	445.00	6,675																																																													
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	135,000																																																													
REVIEW DATE 05/07/2026 BY MLU Total Acres: 15.00 Total Land Value: 6,675 Market: 135,000 Agricultural: 6,675 Common: 0 PRINTED 05/12/2026 BY SYS																																																																														