

BEG NE COR OF NW1/4 OF NE1/4,
 RUN W 350.53 FT, S 794.47 FT,
 W 274 FT, N 794.47 FT, W 690.2

WHITTEN MARIE YVONNE/WHITTEN HAROLD WAYNE
 4331 BEAU RIVAGE CIR
 LUTZ, FL 33558

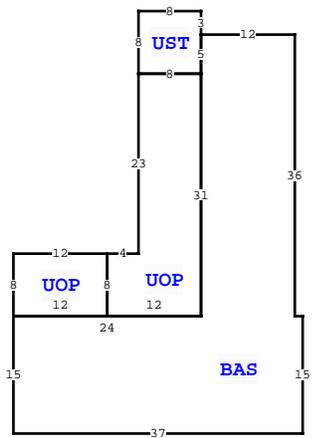
2026

20-6S-17-09702-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	987	100	
FUS	753	100	
UOP	96	20	
UOP	224	20	
UOP	280	20	
UST	64	45	
TOTALS	2,404		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,889	45.0085	51.31	96,925	1925	1925	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1740 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	63,001		
TOTAL MARKET OB/XF VALUE	3,285		
TOTAL LAND VALUE - MARKET	210,000		
TOTAL MARKET VALUE	81,806		
SOH/AGL Deduction	568		
ASSESSED VALUE	81,238		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	81,238		
TOTAL JUST VALUE	276,286		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	187,681		
SALE:1:1: ADDING NAME TO DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047462	Remodel	12,554	06/14/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0820/0027	4/08/1996	WD Q	I 02
GRANTOR: HAROLD WAYNE WHITTEN			
GRANTEE: MARIE Y & HAROLD W			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W12 UST= N3 W8 S8 E8 N5\$ S5 UOP= W8 S23 W4 UOP= W12 S8 E12 N8\$ S8 E12 N31\$ S31W24 S15 E37 N15 W1 N36 \$ PTR= E40 FUS= E39 N15 W1 N12 W14 UOP= W8 S4 W16 S8 E24 N12\$ S12 W24 S15\$ W40\$.			

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	0020	BARN,FR	0	0	35	20	1.00	UT	0.00	100	0	0	3	100	385	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	100	2013	2013	3	100	400	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	400	
TOTALS																

LAND DESCRIPTION															TOTAL OB/XF									
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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	280.00	280.00	9,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	204,000							