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

2027

20-6S-17-09702-000

BUILDING CHARACTERISTICS

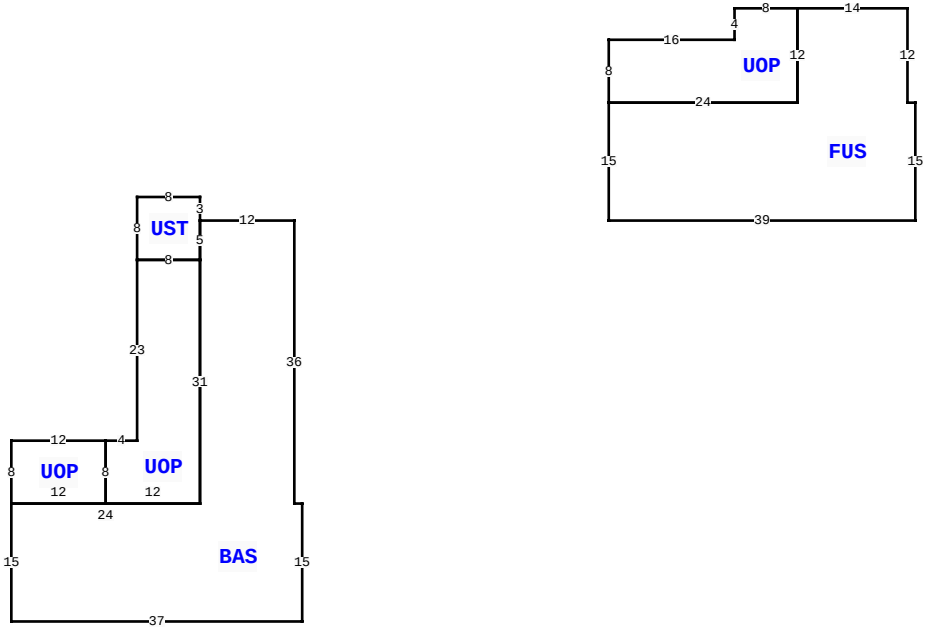
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	987	100		987	31,763
FUS	753	100		753	24,233
UOP	96	20		19	612
UOP	224	20		45	1,448
UOP	280	20		56	1,802
UST	64	45		29	933
TOTALS	2,404			1,889	60,791

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	49.51	93,524	1925	1925	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1740 HX Base Yr



536 SW JIM WARD ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0020	BARN,FR	0	0	35	20	1.00	UT	0.00	0.00	100	0	0	3	100	385	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,791
TOTAL MARKET OB/XF VALUE	3,285
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	79,596
SOH/AGL Deduction	0
ASSESSED VALUE	79,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,596
TOTAL JUST VALUE	274,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,181

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 / U	V / I	RSN CD	SALE PRICE
0820/0027	4/08/1996	WD	Q	I	02	0

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,285

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	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							

REVIEW DATE 06/20/2023 BY HC Total Acres: 35.00 Total Land Value: 15,520 Market: 204,000 Agricultural: 9,520 Common: 6,000 PRINTED 11/17/2026 BY SYS