BEG NE COR OF NW1/4 OF NE1/4, RU
NW TO PT ON N LINE OF NW1/4 OF N
IS 85 FT W TO POB, RUN E 85 FT T

WHITTEN HAROLD W/WHITTON YVONNE
4331 BEAU RIVAGE CIRCLE
LUTZ, FL 33558

2026

21-7S-17-10034-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50
TOTAL MARKET VALUE	50
SOH/AGL Deduction	0
ASSESSED VALUE	50
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50
TOTAL JUST VALUE	50
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0218	1/23/2008	QC	Q	V	01	2,000

GRANTOR: WILLIAM & SONYA WALDR

GRANTEE: HAROLD W & YVONNE W

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	50.00	50.00	50							

REVIEW DATE 12/15/2017 BY DF Total Acres: 0.08 Total Land Value: 50 Market: 0 Agricultural: 0 Common: 50 PRINTED 03/24/2026 BY SYS