LOT 2 TUSTENUGGEE ACRES UNIT 1.
453 163, 598-739, 745-594, WD 10

YOUNG AARON P/YOUNG AMANDA F
819 SW BEAVER ST
FORT WHITE, FL 32038

2027

30-6S-17-09814-004

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07

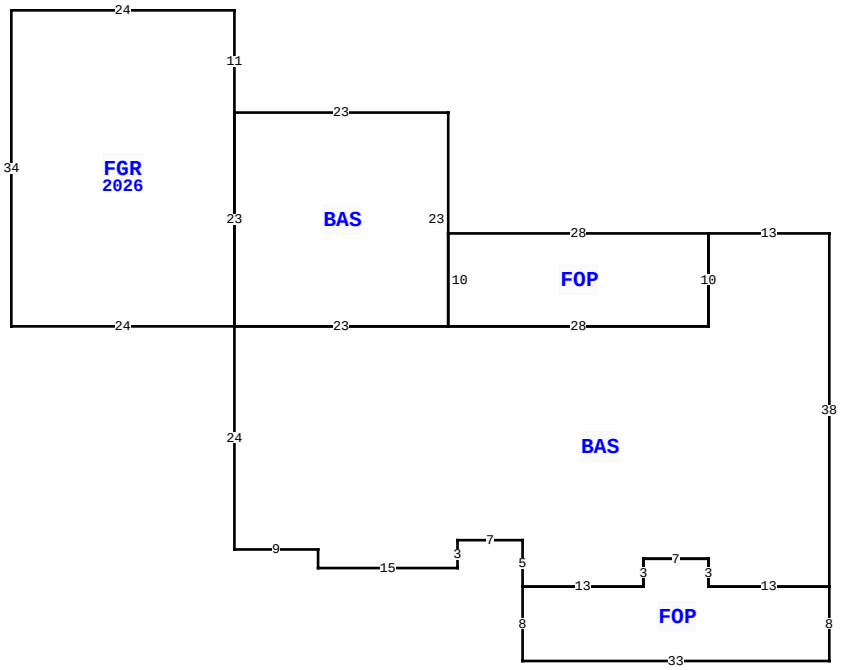
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 30617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	529	100		529	70,621
BAS	1,800	100		1,800	240,298
FGR	816	55	2026	449	59,941
FOP	280	30		84	11,214
FOP	285	30		86	11,481
TOTALS	3,710			2,948	393,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,948	129.1070	142.02	418,675	2020	2020	0	0	1	5.00	94.00

2 SINGLE FAM 100% - 2021 Heated Area: 2329 HX Base Yr 2021



819 SW BEAVER ST, 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	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	0	0	3	100	3,456	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	393,554
TOTAL MARKET OB/XF VALUE	3,456
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	507,010
SOH/AGL Deduction	141,818
ASSESSED VALUE	365,192
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	313,781
TOTAL JUST VALUE	507,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,160

BLDG:1:1: HARRINGTON MH
XFOB:1:1: HARRINGTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053572	Additions	120,000	07/14/2025
38353	SFR	1,017	07/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0750	5/23/2019	WD	Q	I	01	85,000
GRANTOR: CHERYL SCHREIB						
GRANTEE: AARON P & AMANDA F						
1201/1980	8/16/2010	QC	U	I	11	100
GRANTOR: KENT KASTEN						
GRANTEE: CHERYL SCHREIB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 S10 W28 W23 S24 E9 S2 E15 N3 E7 S5 E13 N3 E7 S3 E13 N38 $
BAS=[ORIG=-41,10] N23 W23 S23 E23 $
FOP=[ORIG=-33,38] S8 E33 N8 W13 N3 W7 S3 W13 $
FOP=[ORIG=-13,0] W28 S10 E28 N10 $
FGR=[YR=2026;ORIG=-64,-13] N11 W24 S34 E24 N23 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,456

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 12/10/2025 BY HC Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS