

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

2026

30-6S-17-09814-004

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	144.60	426,281	2020	2020	0	0	1	5.00	94.00

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			400,704
TOTAL MARKET OB/XF VALUE			3,456
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			514,160
SOH/AGL Deduction			159,605
ASSESSED VALUE			354,555
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			303,144
TOTAL JUST VALUE			514,160
NCON VALUE			74,537
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			385,850

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	71,903
BAS	1,800	100		1,800	244,663
FGR	816	55	2026	449	61,030
FOP	280	30		84	11,417
FOP	285	30		86	11,690
TOTALS	3,710			2,948	400,704

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	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						

819 SW BEAVER ST, FORT WHITE

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	0296	SHED METAL	0	100	12	24		288.00	UT	12.00				12.00	3,456	

BLD DATE			LGL DATE			
XF DATE			LAND DATE			
INC DATE			AG DATE			
					05/06/2026	MLU

BUILDING NOTES												
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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 \$												
POP=[ORIG=-33,38] S8 E33 N8 W13 N3 W7 S3 W13 \$												
POP=[ORIG=-13,0] W28 S10 E28 N10 \$												
FGR=[YR=2026;ORIG=-64,-13] N11 W24 S34 E24 N23 \$												

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	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000								