LOT 4 TUSTENUGGEE ACRES UNIT 1.
471-564, 730-869, DC 146-1302, L

SIMARD MITCHELL S
589 SW BEAVER ST
FORT WHITE, FL 32038

2027

30-6S-17-09814-006

BUILDING CHARACTERISTICS

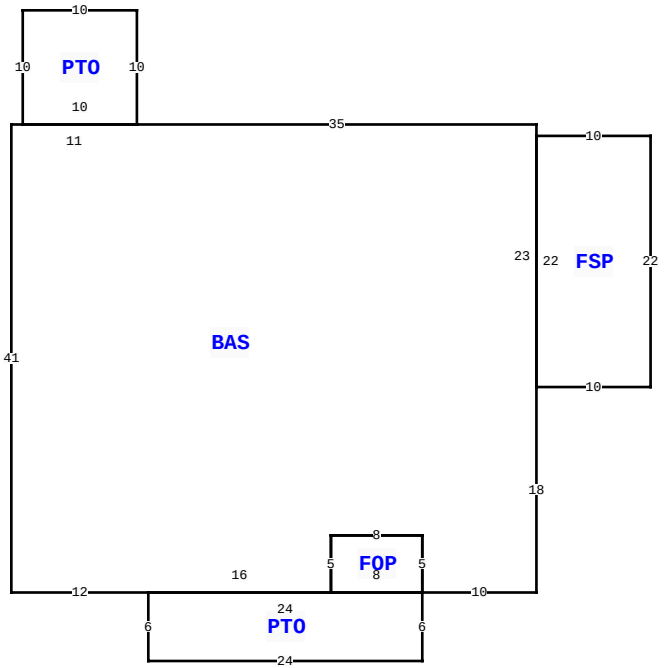
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,846	100		1,846	158,424
FOP	40	30		12	1,030
FSP	220	40		88	7,552
PTO	100	5		5	429
PTO	144	5		7	601
TOTALS	2,350			1,958	168,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	111.4530	122.60	240,051	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1996 Heated Area: 1846 HX Base Yr 1996



589 SW BEAVER ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,036
TOTAL MARKET OB/XF VALUE		375
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		181,931
SOH/AGL Deduction		63,520
ASSESSED VALUE		118,411
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		62,000
TOTAL JUST VALUE		278,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049704	Roof Replacement	16,000	04/30/2024
8829	SFR	64,000	09/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1303	4/26/2021	LE	U	I	14	100
GRANTOR: SIMARD MITCHELL S						
GRANTEE: SIMARD MITCHELL S						
0730/0869	9/07/1990	WD	Q	V		18,500
GRANTOR: DAVID M HERRON						
GRANTEE: MITCHELL S SIMARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 PTO= N10 W10 S10 E10$ W11 S41 E12 PTO= S6 E24 N6 W24$ E16 FOP= E8 N5 W8 S5$N5 E8 S5 E10 N18 FSP= E10 N22W10 S22$ N23$.

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	10	10	100.00	UT	7.50	7.50	50	1995	1995	3	50	375	

LAND DESCRIPTION

TOTAL OB/XF 375

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 07/25/2024 BY JS Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/17/2026 BY SYS