

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

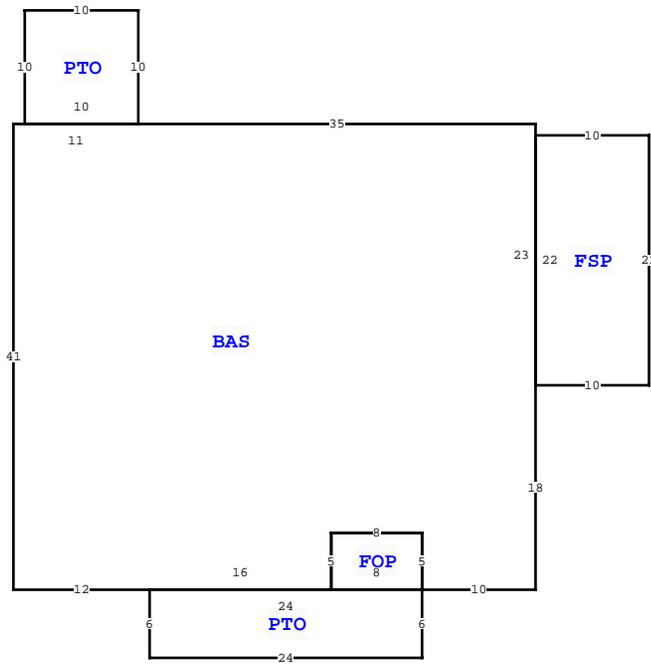
SIMARD MITCHELL S  
589 SW BEAVER ST  
FORT WHITE, FL 32038

**2026**

30-6S-17-09814-006  
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,846	100	
FOP	40	30	
FSP	220	40	
PTO	100	5	
PTO	144	5	
TOTALS	2,350		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	1996		244,417	1995	1995	0	0	30.00	70.00
Heated Area: 1846 HX Base Yr 1996											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,092
TOTAL MARKET OB/XF VALUE		375
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		184,987
SOH/AGL Deduction		69,951
ASSESSED VALUE		115,036
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		58,625
TOTAL JUST VALUE		281,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,911

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	
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																
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	10	100.00	UT	7.50	7.50	50	1995	1995	3	50	375	

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	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							