LOT 5 TUSTENUGGEE ACRES UNIT 1.
DC 1044-502, WD 1044-503, QC 131

PARRISH AUBREY LEE
509 SW BEAVER ST
FORT WHITE, FL 32038

2027

30-6S-17-09814-007

BUILDING CHARACTERISTICS

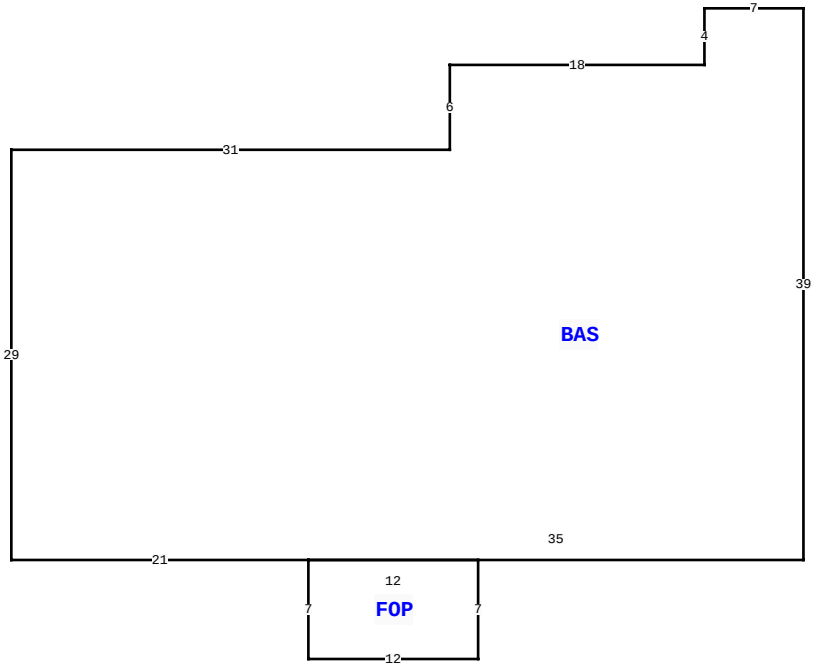
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,802	100		1,802	154,612
FOP	84	30		25	2,145
TOTALS	1,886			1,827	156,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,827	120.0000	132.00	241,164	1987	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1802 HX Base Yr 2006



509 SW BEAVER ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,757
TOTAL MARKET OB/XF VALUE		13,072
TOTAL LAND VALUE - MARKET		110,440
TOTAL MARKET VALUE		184,852
SOH/AGL Deduction		51,649
ASSESSED VALUE		133,203
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,792
TOTAL JUST VALUE		280,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049068	Roof Replacement	17,900	01/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1260	2/28/2016	QC	U	I	11	100
GRANTOR: AUBREY LEE PARRISH &						
GRANTEE: AUBREY LEE PARRISH						
1044/0503	4/21/2005	WD	Q	I		210,000
GRANTOR: SANDRA V HOWELL						
GRANTEE: AUBREY LEE PARRISH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S4 W18 S6 W31 S29 E21FOP= S7 E12 N7 W12$ E35 N39$.

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	0210	GARAGE U	0	100	24	32	768.00	UT	18.00	18.00	50	0	0	3	50	6,912	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0040	BARN,POLE	0	100	20	24	480.00	UT	2.00	2.00	100	0	0	3	100	960	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,072

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	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,440							
3	5500	A	TIMBER 2	0		00	0.00	0.00	9.04	AC		1.00	1.00	1.00	445.00	445.00	4,023							

REVIEW DATE 04/16/2024 BY JS Total Acres: 10.04 Total Land Value: 15,023 Market: 99,440 Agricultural: 4,023 Common: 11,000 PRINTED 11/17/2026 BY SYS