LOT 8 TUSTENUGGEE ACRES UNIT 1.

391-391, 491-71, 654-305, 787-57

LEVERINGTON RODRICK R
255 SW BEAVER ST
FORT WHITE, FL 32038

2026

30-6S-17-09814-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

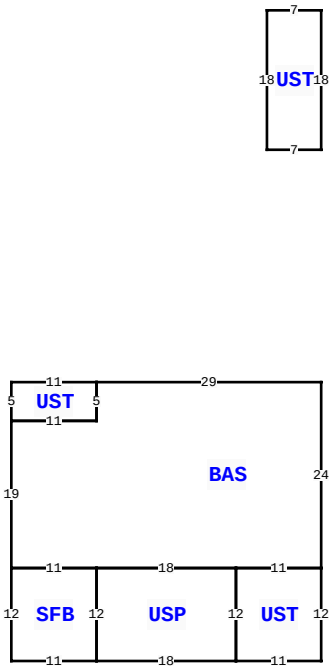
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
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	905	100		905	5,566
SFB	132	80		106	652
USP	216	35		76	467
UST	55	45		25	154
UST	126	45		57	351
UST	132	45		59	363
TOTALS	1,566			1,228	7,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0600	01	1,228	41.0040	30.75	37,761	1976	1976	0	0	50	40.00	20.00

1 SFR RENTAL 0% - 2023 Heated Area: 1037 HX Base Yr 2023



255 SW BEAVER ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,857
TOTAL MARKET OB/XF VALUE		9,960
TOTAL LAND VALUE - MARKET		50,500
TOTAL MARKET VALUE		100,317
SOH/AGL Deduction		8,681
ASSESSED VALUE		91,636
TOTAL EXEMPTION VALUE	HX HB	49,084
BASE TAXABLE VALUE		42,552
TOTAL JUST VALUE		100,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054919	Electrical Servic		01/30/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/1934	9/29/2025	LE	U	I	14	100
GRANTOR: LEVERINGTON RODRICK R						
GRANTEE: ROSS PATRICIA ANN (						
1308/1453	1/25/2016	LE	U	I	30	100
GRANTOR: LAVERNE M EVACHEK (RE						
GRANTEE: RODRICK R LEVERINGT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UST= W11 S5 E11 N5$ S5 W11 S19 SFB= S12 E11 N12W11$ E11 USP= S12 E18 N12 W18$ E18 UST= S12 E11 N12 W11$ E11 N24$PTR=N30 UST= N18 W7 S18 E7$ S30$.

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	0040	BARN,POLE	0	100	24	24	576.00	UT	2.50	2.50	100	1993	1993	3	100	1,440	
2	0294	SHED WOOD/	0	100	24	24	576.00	UT	7.50	7.50	100	1993	1993	3	100	4,320	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 9,960

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	4.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,500							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 08/14/2024 BY JB Total Acres: 5.05 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 03/24/2026 BY SYS

LOT 8 TUSTENUGGEE ACRES UNIT 1.

391-391, 491-71, 654-305, 787-57

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2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

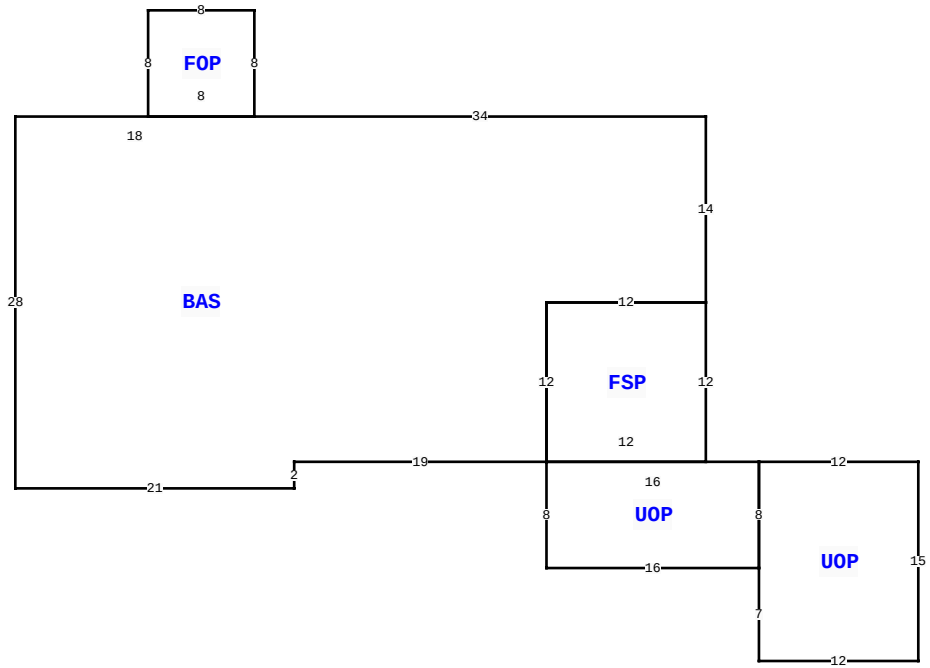
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0102	SFRES/MOBILE HOME
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	1,250	100		1,250	28,700
FOP	64	35		22	505
FSP	144	40		58	1,332
UOP	128	25		32	735
UOP	180	25		45	1,033
TOTALS	1,766			1,407	32,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,407	95.6745	57.40	80,762	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2023 Heated Area: 1250 HX Base Yr 2023



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1308/1453	1/25/2016	LE	U	I	30	100
GRANTOR: LAVERNE M EVACHEK (RE						
GRANTEE: RODRICK R LEVERINGT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FOP= N8 W8 S8 E8$ W18 S28 E21 N2 E19 UOP= S8 E16 UOP= S7 E12 N15 W12 S8$ N8 W16$ FSP= E12 N12 W12 S12$ N12 E12 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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