

LOT 8 TUSTENUGGEE ACRES UNIT 1.
391-391, 491-71, 654-305, 787-57

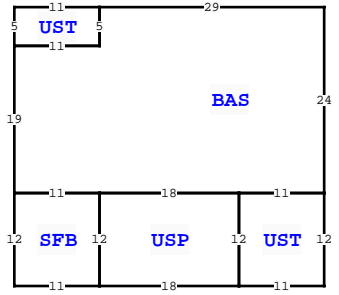
LEVERINGTON RODRICK R
255 SW BEAVER ST
FORT WHITE, FL 32038

2026

30-6S-17-09814-010
PAGE 1 of 2

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SFR RENTAL	0%	- 2023									
					Heated Area: 1037							
						HX Base Yr 2023						



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	5,714
SFB	132	80		106	669
USP	216	35		76	480
UST	55	45		25	158
UST	126	45		57	360
UST	132	45		59	373
TOTALS	1,566			1,228	7,754

255 SW BEAVER ST, FORT WHITE

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

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			40,059	
TOTAL MARKET OB/XF VALUE			9,960	
TOTAL LAND VALUE - MARKET			65,650	
TOTAL MARKET VALUE			115,669	
SOH/AGL Deduction			22,278	
ASSESSED VALUE			93,391	
TOTAL EXEMPTION VALUE	HX HB		49,084	
BASE TAXABLE VALUE			44,307	
TOTAL JUST VALUE			115,669	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			100,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055391	Roof Replacement	5,500	03/31/2026
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
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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\$.

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	4.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,650									
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000									

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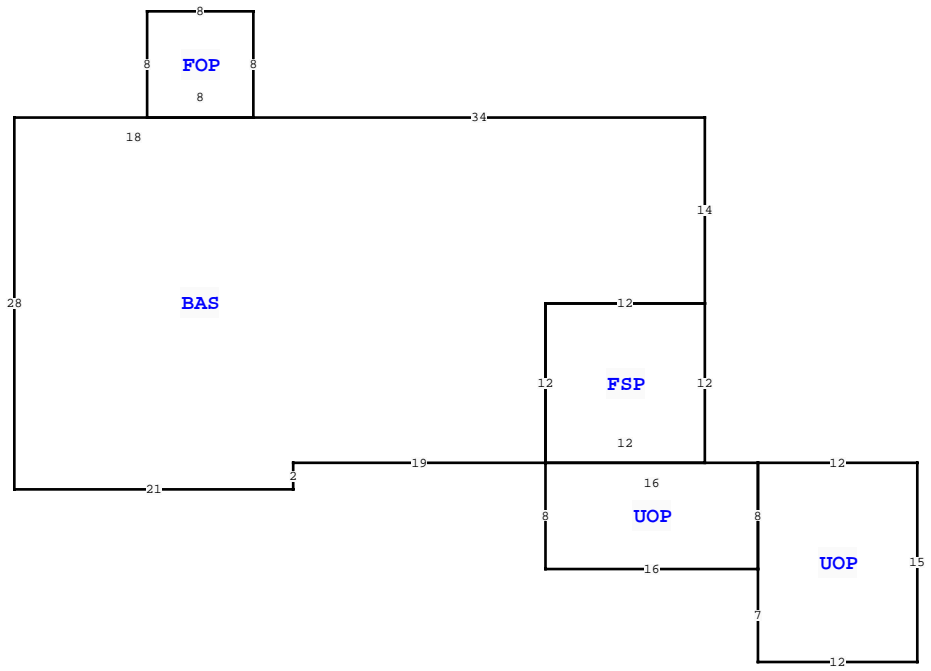
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FORT WHITE, FL 32038

2026

30-6S-17-09814-010
COLUMBIA COUNTY PROPERTY PAGE 2 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,250	100	
FOP	64	35	
FSP	144	40	
UOP	128	25	
UOP	180	25	
TOTALS	1,766		

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	60.00	40.00
2 MOBILE HME 100% - 2023 Heated Area: 1250 HX Base Yr 2023											



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
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TOTAL MARKET VALUE		115,669
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TOTAL JUST VALUE		115,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

EXTRA FEATURES		255 SW BEAVER ST, FORT WHITE														
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

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

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\$.											

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