LOT 9 TUSTENUGGEE ACRES UNIT 1.
430-689, 631-500,

GASKINS KARLA ELIZABETH
431 SW BEAVER ST
FORT WHITE, FL 32038

2027

30-6S-17-09814-011

BUILDING CHARACTERISTICS

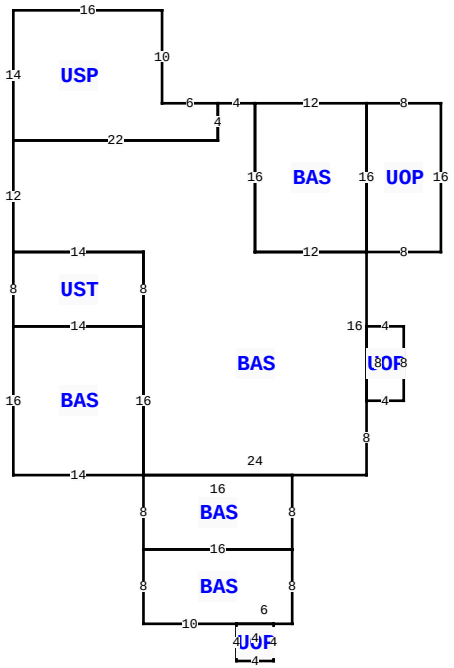
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	128	100		128	6,377
BAS	128	100		128	6,377
BAS	192	100		192	9,566
BAS	224	100		224	11,161
BAS	904	100		904	45,040
UOP	16	20		3	150
UOP	32	20		6	299
UOP	128	20		26	1,295
USP	248	35		87	4,335
UST	112	45		50	2,491
TOTALS	2,112			1,748	87,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	69.6780	76.65	133,984	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2027 Heated Area: 1576 HX Base Yr



431 SW BEAVER ST, FORT WHITE

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

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	87,090
TOTAL MARKET OB/XF VALUE	1,250
TOTAL LAND VALUE - MARKET	65,650
TOTAL MARKET VALUE	153,990
SOH/AGL Deduction	0
ASSESSED VALUE	153,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,990
TOTAL JUST VALUE	153,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0631/0500	8/10/1987	PR	Q	I		8,000

GRANTOR: GIANNINI MARY &

GRANTEE: GASKINS KARLA E

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 USP= W6 N10 W16 S14 E22 N4$ S4 W22 S12 UST= S8 E14 N8 W14$ E14 S8 BAS= W14 S16 E14 N16$ S16 BAS= S8 BAS= S8 E10 UOP= S4 E4 N4 W4$ E6 N8 W16 $ E16 N8 W16$ E24 N8 UOP= E4 N8 W4 S8$ N16 UOP= E8 N16 W8 S16$ BAS= N16 W12 S16 E12$ W12 N16$.

LAND DESCRIPTION

TOTAL OB/XF 1,250

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	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,650							

REVIEW DATE 10/18/2017 BY DF Total Acres: 5.05 Total Land Value: 65,650 Market: 0 Agricultural: 0 Common: 65,650 PRINTED 11/17/2026 BY SYS