LOT 12 TUSTENUGGEE ACRES UNIT 1.
358-677, 445-65, 488-214, LE 143

PARRISH NANCY M
706 SW BEAVER ST
FORT WHITE, FL 32038

2027

30-6S-17-09814-014

BUILDING CHARACTERISTICS

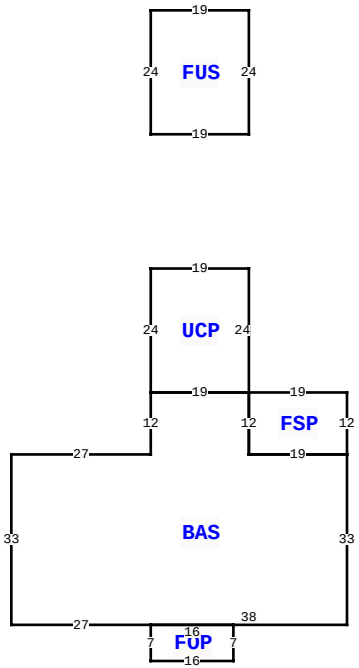
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,373	100		2,373	185,048
FOP	112	30		34	2,651
FSP	228	40		91	7,096
FUS	456	100		456	35,559
UCP	456	20		91	7,096
TOTALS	3,625			3,045	237,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,045	109.0600	119.97	365,309	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2829 HX Base Yr



706 SW BEAVER ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		237,451
TOTAL MARKET OB/XF VALUE		22,663
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		273,640
SOH/AGL Deduction		106,349
ASSESSED VALUE		167,291
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,880
TOTAL JUST VALUE		370,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10165	M H	125	09/06/1995
9709	POOL	85	05/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/831	5/21/2021	LE	U	I	14	100

GRANTOR: PARRISH NANCY MARILYN

GRANTEE: PARRISH DESTINEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S12 W27 S33 E27 FOP= S7 E16 N7 W16$ E38 N33 FSP= N12 W19 S12 E19$ W19 N12$ UCP= N24 W19 S24 E19$ PTR= N50 FUS= N24 W19 S24 E19$ S50$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	456.00	UT	1.50	1.50	100	1995	1995	3	100	684	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	12	16	192.00	UT	9.60	9.60	100	1995	1995	3	100	1,843	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 22,663

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	280.00	280.00	2,526							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,220							

REVIEW DATE 10/18/2017 BY DF Total Acres: 10.02 Total Land Value: 13,526 Market: 99,220 Agricultural: 2,526 Common: 11,000 PRINTED 11/17/2026 BY SYS