LOT 14 TUSTENUGGEE ACRES UNIT 1.
524-556, 654-80, 755-2279, 760-2

MINCEY DONALD LEE/BURGIN CHERYL LEE
940 SW BEAVER ST
FORT WHITE, FL 32038-9403

2027

30-6S-17-09814-016

BUILDING CHARACTERISTICS

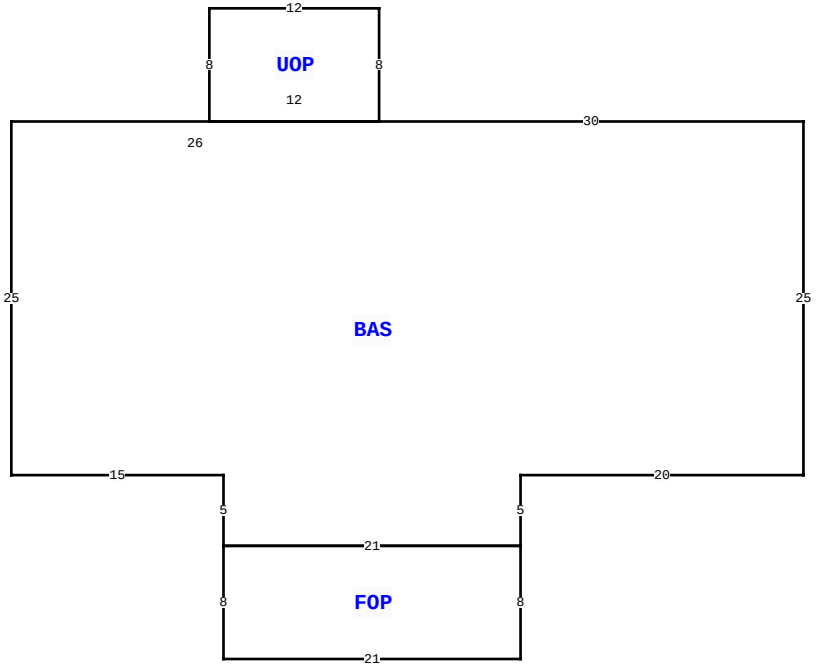
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	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	1,505	100		1,505	120,345
FOP	168	30		50	3,999
UOP	96	20		19	1,519
TOTALS	1,769			1,574	125,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	105.7320	116.31	183,072	2000	2000	0	0	0	31.25	68.75

2 SINGLE FAM 100% - 2001 Heated Area: 1505 HX Base Yr 2001



940 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	0294	SHED WOOD/	0	100	8	8	64.00	UT	5.50	5.50	100	1993	1993	3	100	352	
2	0294	SHED WOOD/	0	100	16	20	320.00	UT	5.50	5.50	100	1993	1993	3	100	1,760	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	100	8	20	160.00	UT	2.50	2.50	100	1993	1993	3	100	400	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
6	0070	CARPORT UF	0	100	8	20	160.00	UT	2.50	2.50	100	1993	1993	3	100	400	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
8	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,862
TOTAL MARKET OB/XF VALUE	8,012
TOTAL LAND VALUE - MARKET	109,780
TOTAL MARKET VALUE	243,654
SOH/AGL Deduction	96,295
ASSESSED VALUE	147,359
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	95,948
TOTAL JUST VALUE	243,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043339	Roof Replacement	12,400	12/08/2021
15733	REMODEL	0	07/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/0545	5/06/2014	WD	U	I	11	100
GRANTOR: DONALD LEE MINCEY & C						
GRANTEE: DONALD LEE MINCEY &						
0933/0119	6/22/2001	WD	Q	I	01	100
GRANTOR: ROBERT MCDANIEL						
GRANTEE: DONALD & SHERRY MIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N8 W12 S8 E12$ W26 S25 E15 S5 FOP= S8 E21 N8 W21$ E21 N5 E20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 8,012

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	9.98	AC		1.00	1.00	1.00	11,000.00	11,000.00	109,780							

REVIEW DATE 10/18/2017 BY DF Total Acres: 9.98 Total Land Value: 109,780 Market: 0 Agricultural: 0 Common: 109,780 PRINTED 11/17/2026 BY SYS